



# For Sublease

120 Bearle St.  
Pasadena, TX 77506

**±24,000 SF crane-served manufacturing facility**

## Site features:

- Total: ±24,000 SF (330' x 55')
- Shop building: ±19,240 SF
- Office: ±1,800 SF
- Covered Overhang: 2,960 SF
- Land: ±2.1 Acres (Fully Stabilized & Paved)
- Overhead Doors: 6
- Cranes: (2) 3-ton and (2) 2-ton
- Power: 1200 Amps - 480v - 3 phase, Heavy Power
- New Roof in 2015
- New Electrical and Build Out from 2017 - 2019
- Highway 225 Frontage and Visibility
- Sublease Through: September 30, 2028  
Longer Term Lease Available
- Asking lease rate: ~~\$0.89/SF NNN~~  
\$0.80/SF NNN



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±30,236 SF crane-served manufacturing facility

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