



## OVERVIEW

General purpose/ light industrial/ ex warehouse available for sale in the second ward submarket with great access to I-45. See notes below for further details. • ±21,042 SF of warehouse • ±0.8 AC • (4) 16x16 grade level doors • 18' clear ceiling height • 3 phase power; 480 amps • Fully fenced & gated • Access from Telephone Rd and Fourcade St • Please contact broker for pricing information

## FOR SALE DETAILS

<b>PRICE</b>	<a href="#">Request Info</a> for Price	<b>TENANCY</b>	Multiple
<b>CAP RATE</b>	Request Cap Rate	<b>SALE TYPE</b>	Owner User
<b>% LEASED</b>	-		

## BUILDING DETAILS

<b>PROPERTY TYPE</b>	Flex	<b>CLEAR CEILING HT</b>	18 Ft
<b>TOTAL BUILDING SIZE</b>	-	<b>DOCKS</b>	-
<b>STORIES</b>	1	<b>DRIVE INS</b>	2
<b>YEAR BUILT</b>	1992	<b>PARKING SPACES</b>	10
<b>UTILITIES</b>	-		

## LAND DETAILS

<b>LAND ACRES</b>	0.83	<b>ZONING</b>	-
<b>LAND SF</b>	35,998	<b>APN/PARCEL ID</b>	1215520010001