

20702 Townsen Blvd E

20,000 SF of Industrial Space Available in Humble, TX



HIGHLIGHTS

- Great Location, quick access to 59 and airport.

FEATURES

Clear Height	16' - 20'
Drive-In Bays	2
Standard Parking Spaces	40

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	20,000 SF	5-10 Yrs	\$1.17 /SF/MO	Industrial	Full Build-Out	Mar 2023
<ul style="list-style-type: none"> Listed rate may not include certain utilities, building services and property expenses Space is in Excellent Condition Partitioned Offices Private Restrooms Secure Storage 				<ul style="list-style-type: none"> Includes 5,400 SF of dedicated office space Central Air Conditioning Kitchen Security System 		

PROPERTY OVERVIEW

Great location with easy access to HWY 59. Single tenant user with ample parking, lay down yard and truck well. Built in 2019 with 5,240 office sqft of HVAC, Executive office with

private restroom, 9 or 10 Private offices, Large bullpen area and large break room, drive through warehouse and Industrial paint booth can be left with property.

WAREHOUSE FACILITY FACTS

Building Size	20,000 SF
Lot Size	2.96 AC
Year Built	2019
Construction	Steel
Sprinkler System	Dry
Power Supply	Phase: 3
Zoning	None