

For Lease

Pasadena Point Industrial Park
±19,000 SF Available
2923 Pasadena Boulevard
Pasadena, TX 77503

10-Ton Crane Ready



Phase I of Existing Development Featuring One Remaining Freestanding Crane-Ready Building

PROPERTY HIGHLIGHTS

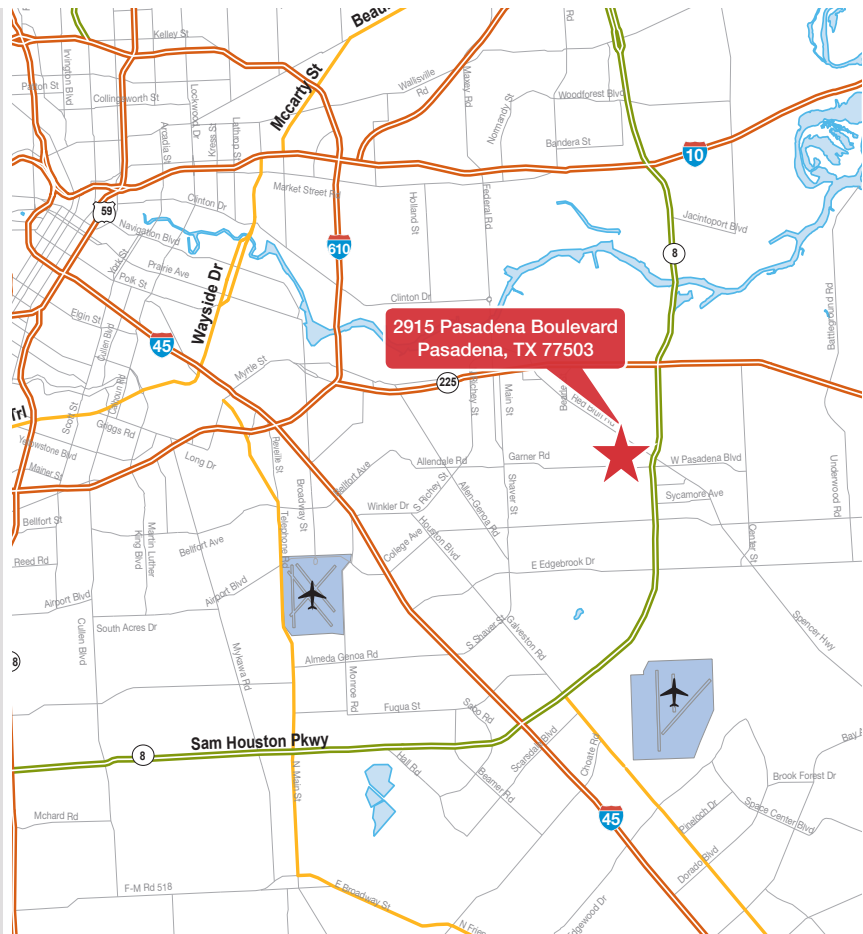
Property Size:

- Building: ±19,000 SF
- Office: ±2,000 SF
- Land: ±1.52 Acres

Property & Building Highlights:

- New Metal Construction w/ Stone Façade (2015)
- 10-Ton Crane-Ready
- (2) 60' Span Bays
- 27' Eave-Height & 23' Hook-Height
- Fire Sprinkler System
- (3) 14'x16' & (1) 12'x14' Grade-Level Doors
- 480v, 3-phase w/ 400 Amps
- New High Efficiency Lighting
- 100% Insulated Warehouse w/ Metal Liner Panel
- Business Park Setting
- City of Pasadena Utilities
- Highly Visible Location Along Pasadena Blvd.
- Convenient Logistical Access to Beltway Eight, Pasadena Freeway, 45-South, I-10 East & the Houston Ship Channel
- Operating Expenses Estimated at \$0.19 PSF Per Month
- Available for Occupancy August 1st, 2019

Lease Rate: \$0.83/SF NET or \$15,770/Month NET



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HOUSTON SHIP CHANNEL

