

# 4020 Flowserve Way Pasadena, TX 77503

Industrial Property For Sale



## PROPERTY FACTS

Property Type	<b>Industrial</b>	Tenancy	<b>Single</b>
Property Subtype	<b>Warehouse</b>	Parking Ratio	<b>1.48/1,000 SF</b>
Building Class	<b>B</b>	Clear Ceiling Height	<b>30 FT</b>
Lot Size	<b>2.80 AC</b>	No. Dock-High Doors/Loading	<b>2</b>
Rentable Building Area	<b>36,954 SF</b>	No. Drive In / Grade-Level Doors	<b>4</b>
No. Stories	<b>1</b>	Opportunity Zone	<b>No</b>
Year Built	<b>2018</b>		

Listing ID: 15981582

Date Created: 5/7/2019

Last Updated: 10/14/2020

Address: 4020 Flowserve Way, Pasadena, TX

## ABOUT 4020 FLOWSERVE WAY PASADENA, TX 77503

### Property Size:

- ±36,954 SF Total
- ±4,964 SF Two Story Office Space
- 1st Floor: ±962 SF Finished  
(±4,000 SF Available for Expansion)
- 2nd Floor: ±4,002 SF Finished-Out
- ±2.8 Acres of Land
- ±0.5 Acre Available of Outside  
Storage Yard

### Building/Warehouse Features

- Tiltwall Construction
- Building is Expandable by an  
Additional ±12,000 SF
- 20-Ton Crane Ready with ±20'  
Hook Height
- 6" Reinforced Concrete Slab
- ±30' Eave Height
- (2) 9' x 10' Truck Well Loading

### Doors

- (2) 16' x 18' Grade Level Loading

### Doors

- Building Dimensions: 275' x 120'
- ±115' Truck Court
- ELO Sprinkler System
- Power: 800 Amps, 3 Phase, 480  
Volt, Additional Power Available
- HVAC Ready-Solar White Panel  
Standing Seam Roof
- Clerestory Windows in Warehouse  
for Natural Light
- Regional Detention in Place and  
Utilities Provided by City of  
Pasadena

SALE PRICE: Call Broker

LEASE RATE: \$0.85 PSF/MONTH

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