

For Sale or Lease

±26,000 Sq. Ft. on ±2.81 Acres
Freestanding Office/Warehouse
80 White Road, Houston, TX 77047



PROPERTY HIGHLIGHTS

Property Size:

- ±26,000 Sq. Ft. (Total)
- ±4,900 Sq. Ft. Office Space
- ±2.81 Acres (Total)

Building Features:

- ±26,000 Sq. Ft. Grade-Level Warehouse
- 30' Eave Height
- Two (2) 18' x 20' Grade-Level Doors
- Dock-High Door (Optional Via Proposed Dock-Well)
- 3-Phase, 480 Volt, 600 Amp Service
- Metal Construction - Built 2010
- ±1,500 Sq. Ft. Covered Canopy Area

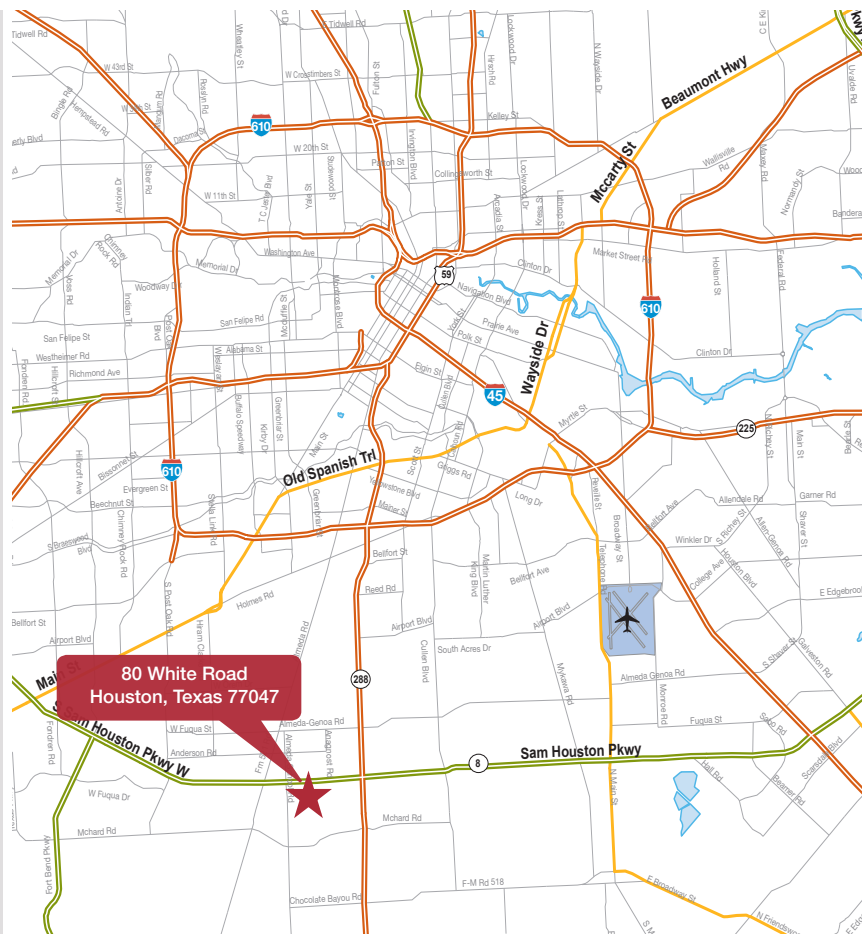
Property Features:

- Majority of Site is Concrete Paved
- Located Outside Any Floodplain Zones
- Immediate Access to Beltway 8
- Water Well & Septic System
- Located in Unincorporated Harris County (Outside City Limits)
- No Zoning or Restrictions
- Estimated \$0.19/Sq. Ft. Monthly Operating Expenses

Lease Rate: \$0.50 per Sq. Ft. NNN

***Year 1 Rate Only, Subject to Certain Terms & Conditions**

Sale Price: \$2,500,000



For Sale or Lease

+26,000 Sq. Ft. on ±2.81 Acres
Freestanding Office/Warehouse
80 White Road, Houston, TX 77047



For Sale or Lease

±26,000 Sq. Ft. on ±2.81Acres
Freestanding Office/Warehouse
80 White Road, Houston, TX 77047

