

# FOR LEASE - BELTWAY-225 BUSINESS PARK

818 E Sam Houston Parkway S, Pasadena, Texas  
10-Ton Crane-Served Industrial Facility with Beltway 8 Frontage

partners

PARTNERSREALSTATE.COM

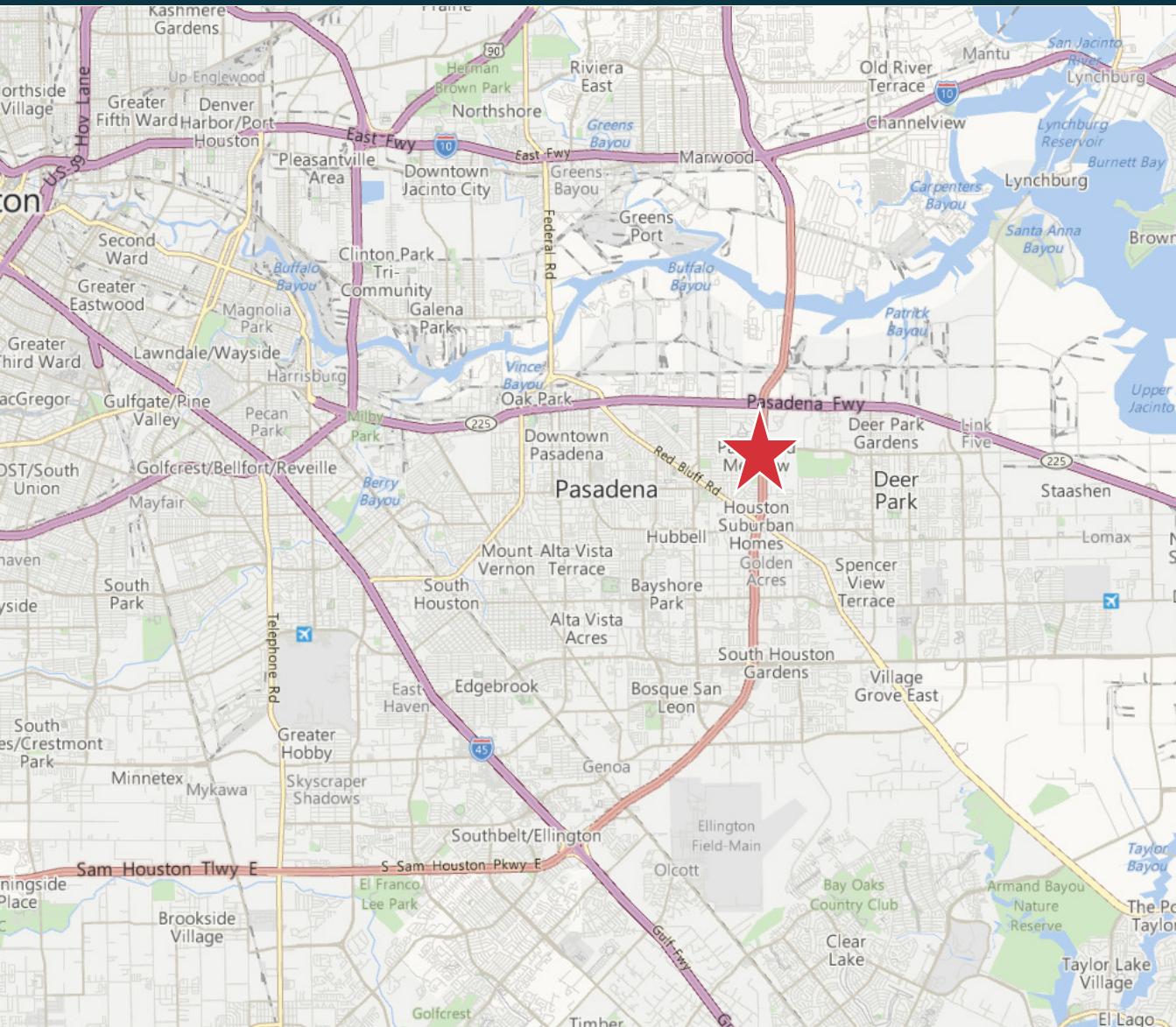


# FOR LEASE - BELTWAY-225 BUSINESS PARK

818 E Sam Houston Parkway S, Pasadena, Texas  
10-Ton Crane-Served Industrial Facility with Beltway 8 Frontage

partners

PARTNERSREALSTATE.COM



## PROPERTY FEATURES

- **±21,000 Total SF Freestanding Building**
- **±1.5 Acres**
- **10-Ton Crane Served**
- **Tiltwall Construction**
- **±2,100 SF Office Area**
- **30' Eave Height**
- **3 Phase, 480 Volt, 400 Amps**
- **T-5 Warehouse Lighting**
- **Sprinklered**
- **The facility is located on Beltway 8, just south of Highway 225**
- **Great frontage and visibility on Beltway 8**
- **Four (4) Grade Level Doors**
- **Truck Well Possible**
- **Lease Rate: \$0.98/SF NNN**

# FOR LEASE - BELTWAY-225 BUSINESS PARK

partners

818 E Sam Houston Parkway S, Pasadena, Texas  
10-Ton Crane-Served Industrial Facility with Beltway 8 Frontage

PARTNERSREALSTATE.COM



# FOR LEASE - BELTWAY-225 BUSINESS PARK



818 E Sam Houston Parkway S, Pasadena, Texas  
10-Ton Crane-Served Industrial Facility with Beltway 8 Frontage

PARTNERSREALESTATE.COM

