

1960 RICHEY INDUSTRIAL PARK

4551-A EAST RICHEY ROAD, HUMBLE, TEXAS 77338

MHW

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	15,000 SF
Available SF:	15,000 SF
Lot Size:	1.301 Acres
Year Built:	2022

PROPERTY OVERVIEW

Approximately 15,000 SF of metal industrial office/warehouse with brick façade available for lease. May consider dividing to 7,500 SF for a long-term, solid credit tenant. Located halfway between I-45 and US 69/Highway 59 with quick and easy access to FM 1960, the Hardy Toll Road and Aldine Westfield.

The property is located near George Bush Intercontinental Airport just minutes away to Beltway 8 and the Grand Parkway.

PROPERTY HIGHLIGHTS

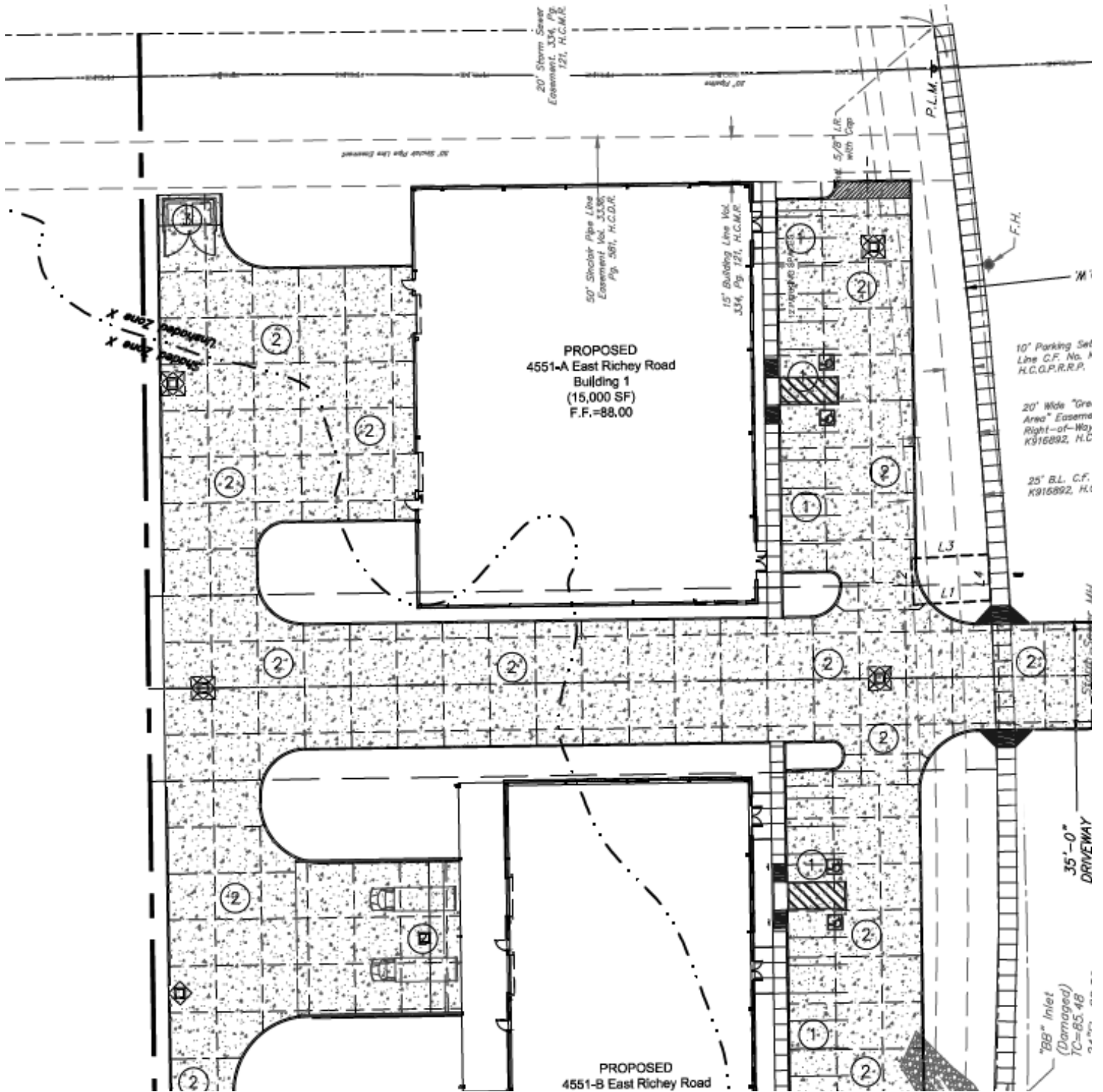
- Expected shell delivery October/November 2022
- 15,000 SF total (may consider dividing to 7,500 SF)
- 3-phase, 480 volt, 200 amps
- Two (2) 12' x 12' grade level doors
- Clear height: 15' - 19'
- Build-to-suit office
- \$4.33 psf in TI allowance

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ADDITIONAL PHOTOS



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LOCATION MAP

