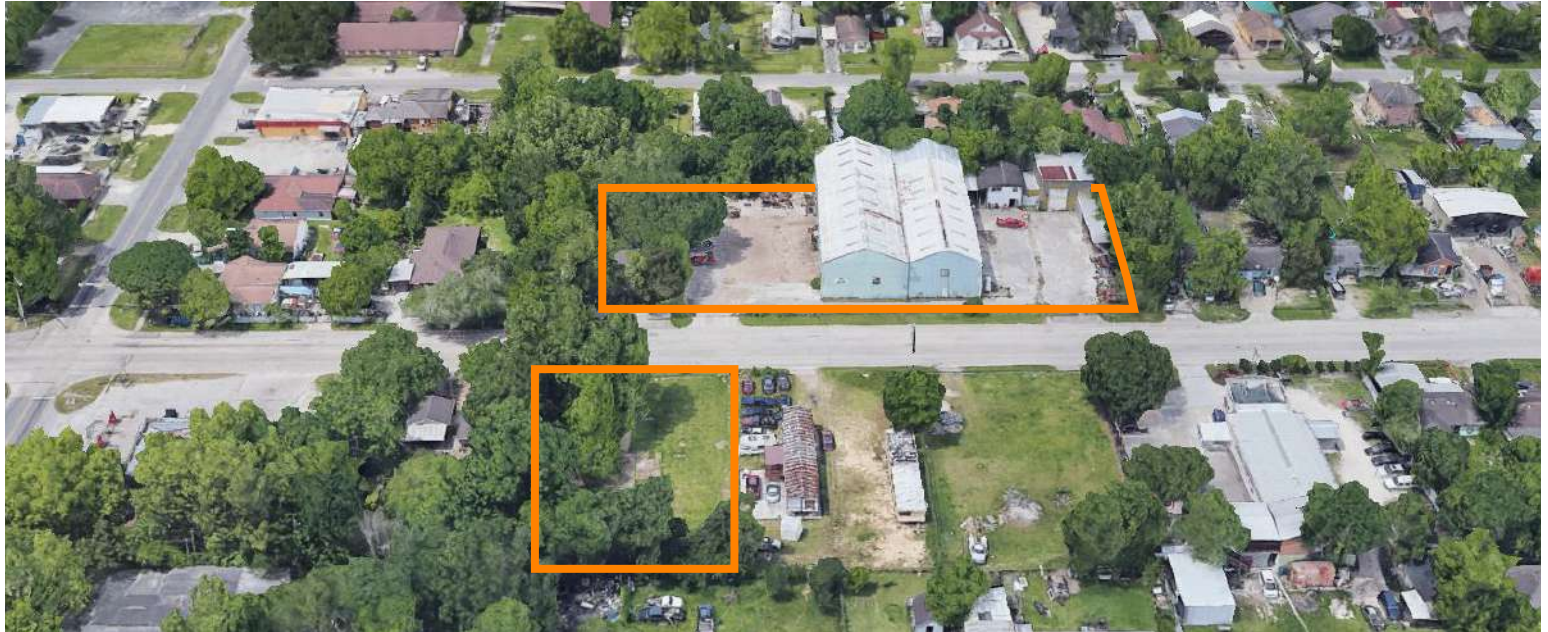


FOR AUCTION INDUSTRIAL PROPERTY

3423 HOPPER ROAD | HOUSTON, TX 77093



PROPERTY DETAILS:

Building Address: 3423 Hopper Road
Year Built: 1967
Availability: Immediate
Land Area: 76,463 SF (1.755 AC)
Building(s) Size: 17,818 SF Total

CONTACT BROKERS FOR AUCTION DETAILS



PROPERTY HIGHLIGHTS:

SPACE BREAKDOWN:

- **13,870 SF Warehouse**
 - Four (4) cranes: 5 ton, 5 ton, 7 ton, 10 ton
 - Power capacity: 3 phase 440 volts with four (4) drop points
 - Loading: Grade-Level / Four (4) oversized doors
 - Compressed air, oxygen, natural gas, and water piped throughout
- **1,600 SF Warehouse**
 - Insulated with 20 tons A/C
 - Compressed air, oxygen, natural gas, water, and argon piped throughout
- **1,056 SF Office**
 - Reception, kitchen, three offices, storage, restroom
- **1,292 SF Storage & Living Space**
- Covered storage on site
- Paved and fenced yard
- Existing equipment negotiable
- Warehouses and office are on 59,463 SF (1.365 AC)
- 17,000 SF (0.390 AC) of the total is raw land across the street



JASON HERBRICH

D / 713.275.3806
M / 713.885.8462
jherbrich@fritscheanderson.com

MARGARET ANN COOK

D / 713.275.3797
M / 713.775.9385
macook@fritscheanderson.com

FOR AUCTION INDUSTRIAL PROPERTY

3423 HOPPER ROAD | HOUSTON, TX 77093



JASON HERBRICH

D / 713.275.3806
M / 713.885.8462
jherbrich@fritscheanderson.com

MARGARET ANN COOK

D / 713.275.3797
M / 713.775.9385
macook@fritscheanderson.com

FOR AUCTION INDUSTRIAL PROPERTY

3423 HOPPER ROAD | HOUSTON, TX 77093



JASON HERBRICH

D / 713.275.3806
M / 713.885.8462
jherbrich@fritscheanderson.com

MARGARET ANN COOK

D / 713.275.3797
M / 713.775.9385
macook@fritscheanderson.com