

FOR SALE/LEASE INDUSTRIAL WAREHOUSE

1111 FM 517 | ALVIN, TEXAS 77511



Total RBA:	+/- 19,000 SF (Total) +/- 5,000 SF Office
Land Area:	+/- 4.25 AC
Power:	3 Phase Heavy Power (480V + 800 AMPS)
Clear Height:	24'
Fenced:	Fully Fenced & Gated
Doors:	(6) Grade Level
Crane Served:	Yes - 5 Ton
Asking Price:	Contact Broker

Notes:

- Renovated in 2019
- Fully fenced & gated
- Ample parking
- Over half an acre of reinforced concrete for outside storage
- Mezzanine space in warehouse
- Additional land available for laydown yard or truck parking
- 1131 FM 517 will be available 9/1/21 with 30,000 SF of warehouse space
- Two story office space
- Heavy industrial manufacturing warehouse space for lease on FM 517 with close proximity to the following:
 - 0.80 miles to Highway 35
 - 1.27 miles to Highway 6
 - 2.26 miles to FM 528
 - 8.50 miles to I-45
 - 12.7 miles to Highway 288



BRANDON WUNTCH

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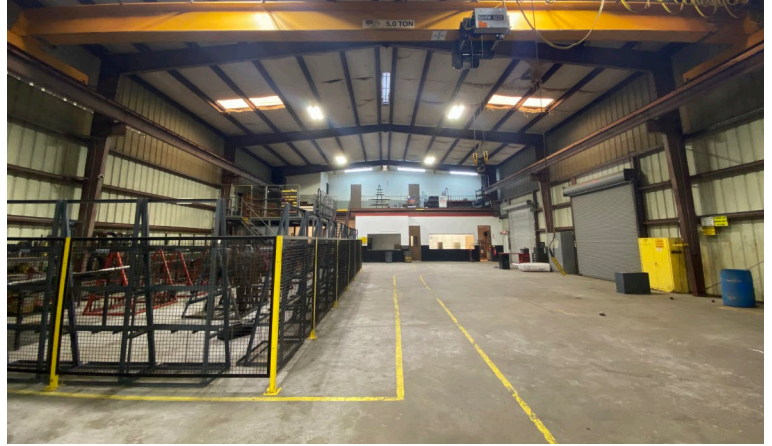
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