

# FOR SALE/LEASE INDUSTRIAL WAREHOUSE

1131 FM 517 | ALVIN, TEXAS 77511



## PROPERTY FEATURES:

**Total RBA:** +/- 30,000 SF (Total)  
+/- 5,000 SF Office (Two Story Space)

**Land Area:** +/- 4.25 AC

**Power:** 3 Phase Heavy Power

**Fenced:** Fully Fenced & Gated

**Doors:** (14) Grade Level

**Crane Served:** 5 Ton Overhead

**Asking:** Contact Broker

## Notes:

- Mechanic Shop
  - Paint Booth
  - Covered Outdoor Assembly Space
- Fully fenced & gated
- +/- 1.5 Acres Fully Stabilized
- Covered Loading Space
- (1) Big Ass Fan
- Septic / Aerobic System
- Ample parking
- Air Lines (Max 130 PSI)
- Mezzanine space in warehouse
- Additional land available for laydown yard or truck parking
- 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



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