

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



BRANDON WUNTCH

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