

FOR LEASE SOUTHWEST HOUSTON INDUSTRIAL

12017 CARLSBAD STREET | HOUSTON, TX 77085



PROPERTY FEATURES:

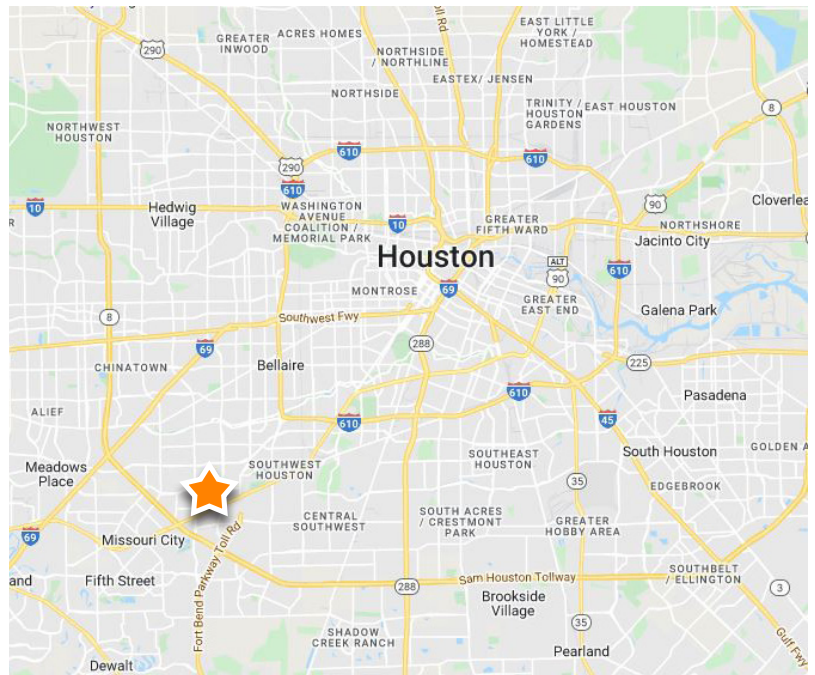
Available Space: 6,000 SF Total
(2) 3,000 SF Warehouses

Year Built: 2021

Asking Rate: Contact Broker

NOTES:

- Located in Southwest Houston in close proximity to Highway 90/Main Street, Beltway 8, Fort Bend County Toll Road & Highway 59/Southwest Freeway.
- Caters to all industrial uses excluding Automotive work-related; however, suitable for storage needs related to Automotive Collections.
- Newly developed space, fully gated/fenced with easy ingress & egress and access to all major throughfares in the area.



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WAREHOUSE A:

Available Space: 3,000 SF Total
2,700 SF Warehouse | 300 SF Office

Year Built: 2021

Doors: (2) Grade Level (12' x 14')

Construction: Metal Build

Parking: (6) Spaces

Power: 3 Phase Heavy (480v - 800 Amps)

Space Notes:

- Fully Insulated
- LED Lighting / Outdoor Lighting
- Fully Fenced & Gated
- External Exhaust Fan



WAREHOUSE D:

Available Space: 3,000 SF Total
2,700 SF Warehouse | 300 SF Office

Year Built: 2021

Doors: (2) Grade Level (12' x 14')

Construction: Metal Build

Parking: (6) Spaces

Power: 3 Phase Heavy (480v - 800 Amps)

Space Notes:

- Fully Insulated
- LED Lighting / Outdoor Lighting
- Fully Fenced & Gated
- External Exhaust Fan



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WAREHOUSE INTERIOR



OFFICE INTERIOR



PARKING



RESTROOMS



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