

# FOR LEASE INDUSTRIAL PROPERTY

## 2012 CENTER STREET | HOUSTON, TX 77007



### PROPERTY FEATURES:

<b>Address:</b>	2012 Center Street
<b>Type:</b>	Clear Span Warehouse
<b>Building Total:</b>	5,000 SF
<b>Land Total:</b>	20,000 SF
<b>Price:</b>	<b>Contact Broker for Pricing</b>

### Features Include:

- 100% HVAC Warehouse Space
- 18' Clear Height
- 2 Grade Level Doors
- LED Lighting
- Outdoor Lighting
- Fully Fenced & Gated

### NOTES:

- The property is centrally located inside Sawyer Heights and Washington Ave Art District.
- Multiple Newly developed Multi-Family sites provided by Graystar surround the area bringing up to 2,000 Units by 2022.
- Newly developed retail/office space by Lovett Commercial 1 block east of the property on Washington Ave next door to B&B Butchers.
- 4 permitted curb cuts on site. Ample parking.
- Close proximity to Downtown Houston, The Heights, Sawyer Heights, Woodland Heights, Rice Military, Montrose & EADO.



**BRANDON WUNTCH**

D / 713.275.3784  
M / 713.882.1739  
bwuntch@fritscheanderson.com

**DYLAN COLEMAN**

D / 713.275.3781  
M / 409.673.7210  
dcoleman@fritscheanderson.com



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