

# FOR LEASE INDUSTRIAL WAREHOUSE

## 22535 N HIGHWAY 288 BUSINESS | ANGLETON, TX 77515



### WAREHOUSE A:

**Available Space:** 8,750 SF

**Doors:** (2) Drive In's (18' x 20') & (6) Grade Level

**Clear Height:** 24'

**Wash Bay(s):** (5)

**Crane Served:** Yes - (2) 10-ton cranes

**Fenced:** Yes - fully fenced & gated

**Parking:** Ample parking

#### Notes:

- Drainage lines installed for truck wash
- Filtration tanks installed
- Steam Cleaner
- 18' Overhang / Covered Space
- 90% fully insulated

### WAREHOUSE B:

**Available Space:** 11,780 SF

**Office:** 3,000 SF Office (Renovated 2021)  
5 - 6 Private Offices

**Clear Height:** 18' - 20'

**Doors:** (2) Grade Level

**Outdoor Lighting:** Yes

**Parking:** Ample Parking

#### Notes:

- Fully Insulated
- Additional land for laydown yard
- Fully stabilized land



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WAREHOUSE A - DRIVE-THROUGH



WAREHOUSE B - INTERIOR



WAREHOUSE A - EXTERIOR



WAREHOUSE B - EXTERIOR



WAREHOUSE B - INTERIOR



WAREHOUSE B - OFFICE



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