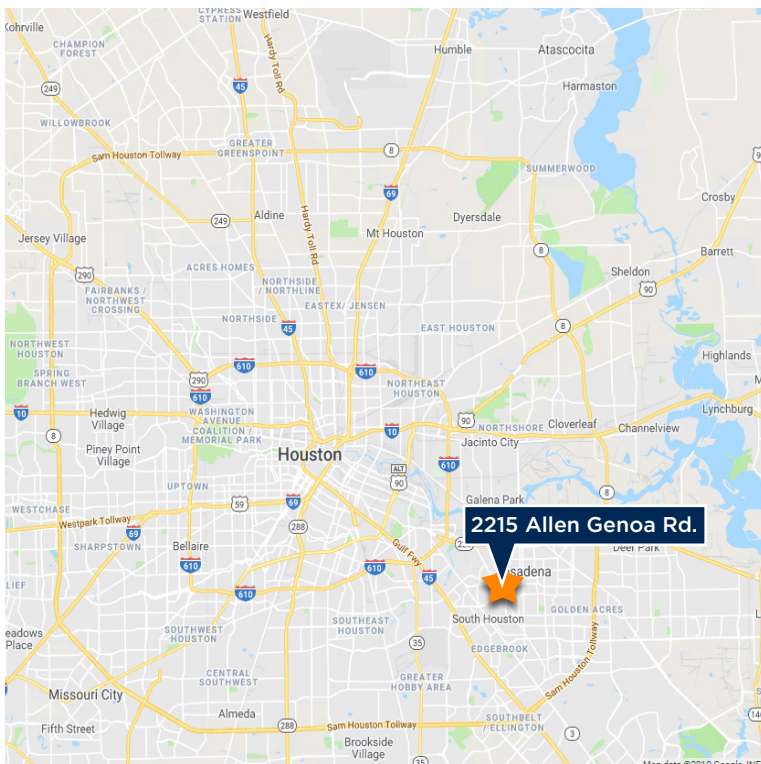


FOR SALE OR LEASE

INDUSTRIAL, FLEX & RETAIL SPACE

2215 ALLEN GENOA RD. PASADENA, TEXAS 77502



Total RBA:	10,000 SF
Land:	2.35 AC
Site Use:	Industrial, Flex & Retail
Available Spaces:	7 Build-to-Suit Spaces
Site Completion:	Q4 December - Q1 2020
Parking:	Ample (50+ spaces)
Build-to-Suit:	TI Allowance
Traffic Counts:	Allen Genoa Rd: 16,377 Richey St: 19,582

Features Include:

- 580 feet of frontage on Allen Genoa Road
- 3 curb cuts
- Value add investment & planned development.
- Located in the city of Pasadena
- Close proximity to Interstate 45 and Highway 225
- **Contact Broker for Pricing**



BRANDON WUNTCH
 D / 713.275.3784
 M / 713.882.1739
 bwuntch@fritscheanderson.com

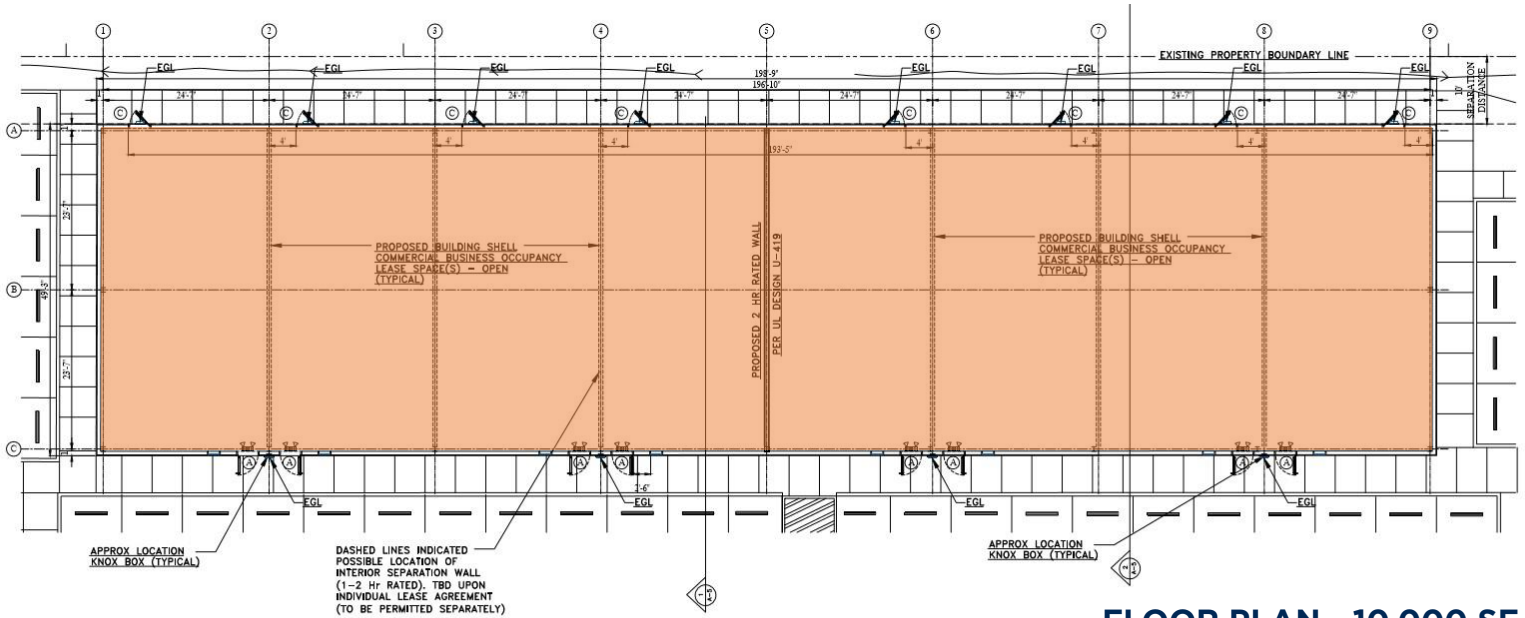
WINSTON WEGNER
 D / 713.275.3813
 M / 713.249.8330
 wwegner@fritscheanderson.com

JUSTIN WALKER
 D / 713.275.3810
 M / 713.299.8241
 jwalker@fritscheanderson.com

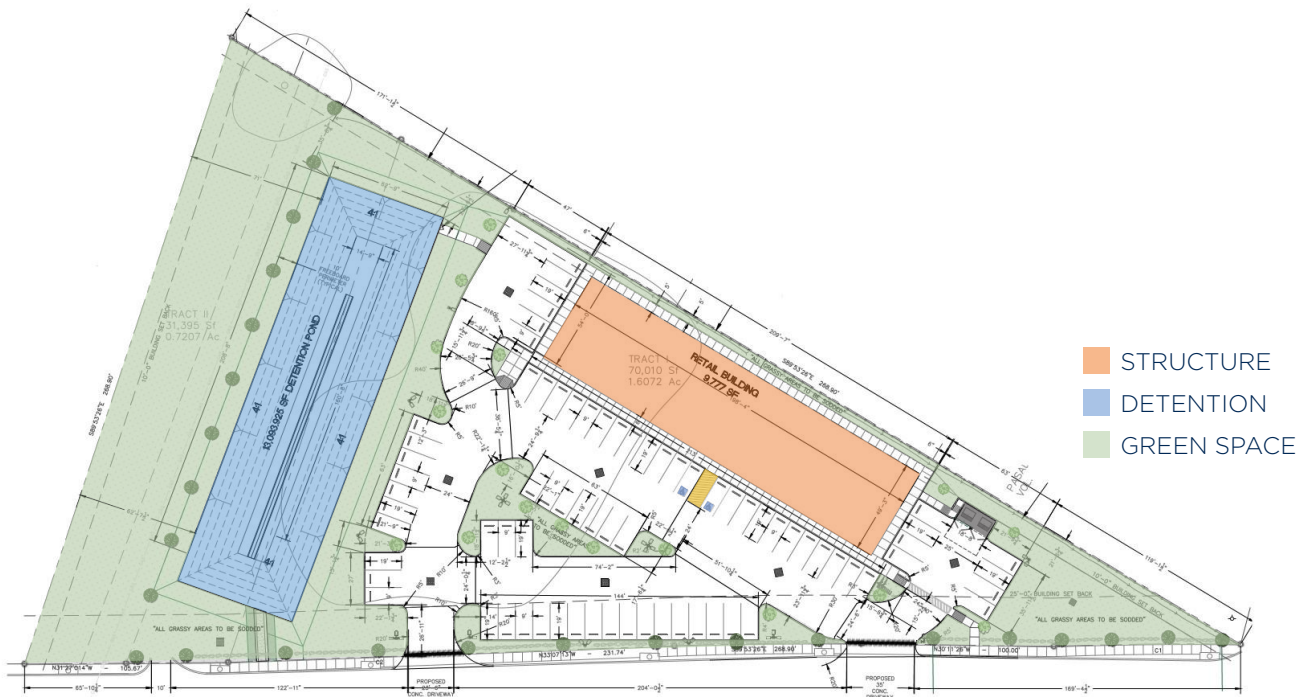
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FLOOR PLAN - 10,000 SF



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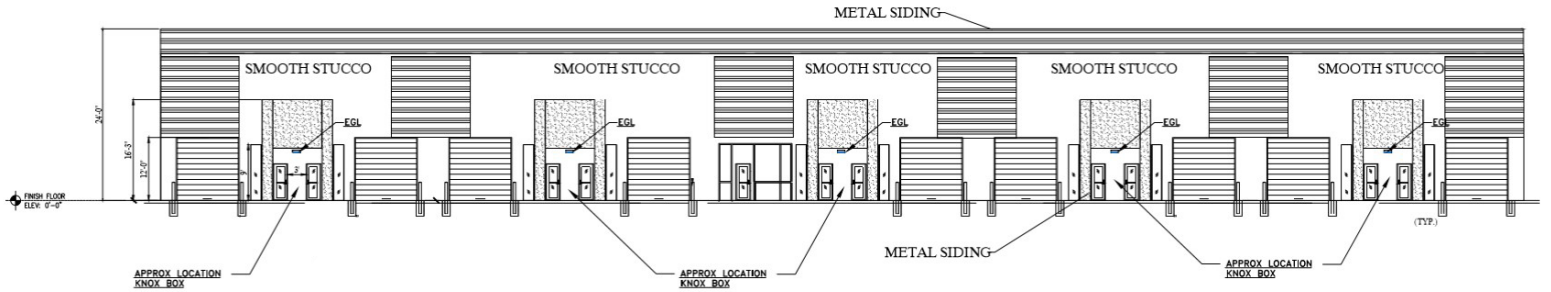
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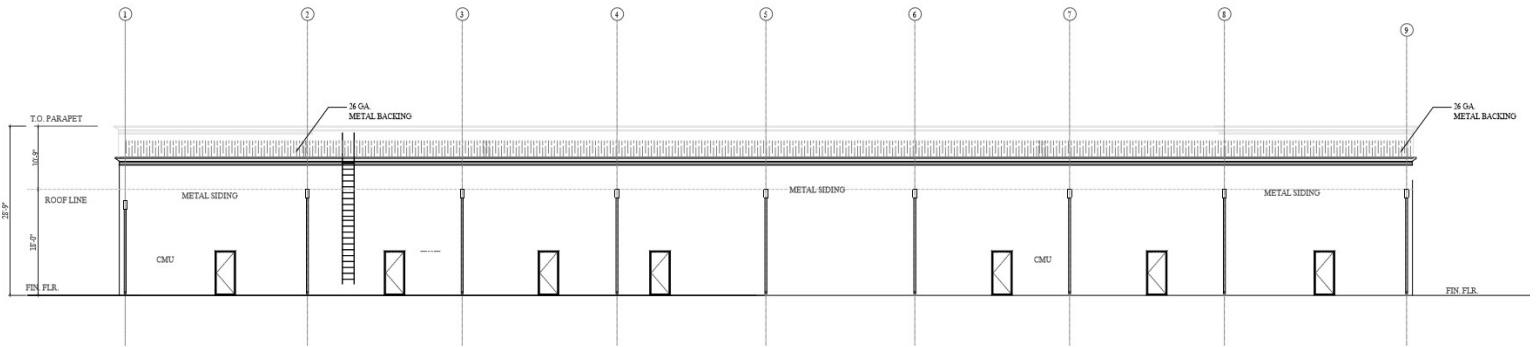
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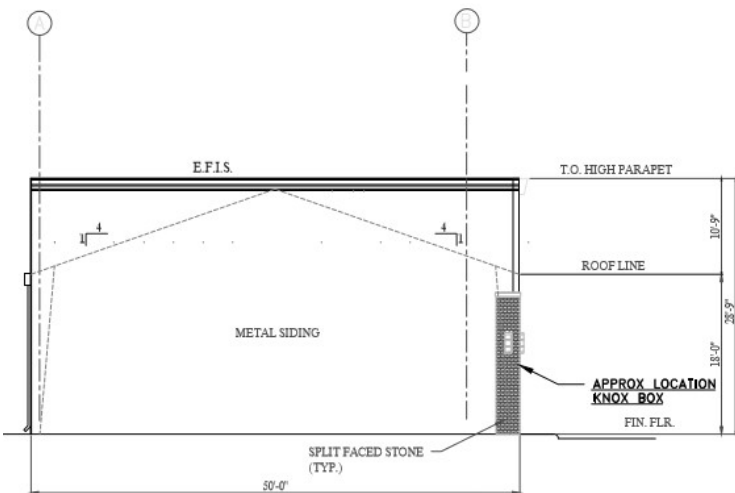
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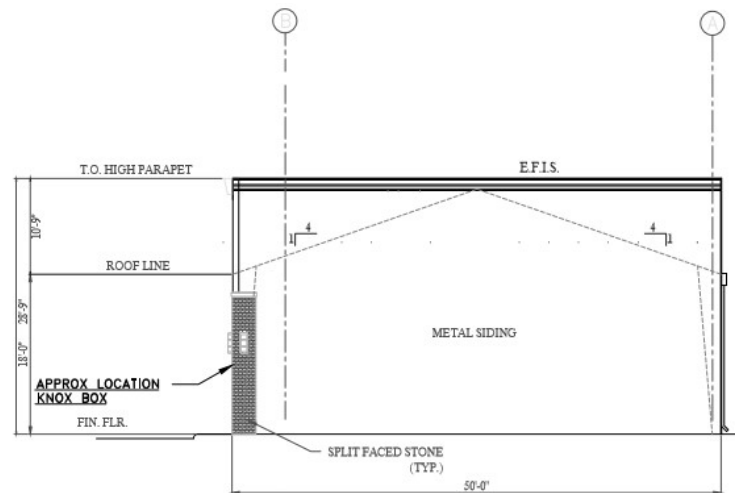
FRONT



REAR



LEFT



RIGHT



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