

FOR SALE/LEASE SOUTH HOUSTON INDUSTRIAL

6922 LA PASEO STREET | HOUSTON, TX 77087



PROPERTY FEATURES:

Available Space: 27,000 SF Total RBA
(25,000 SF Warehouse, 2,000 SF Office,
& 2,500 SF Covered Outdoor Space)

Land Area: 1.72 AC Total
(1.0 AC is 70% Stabilized)

Office(s): (5) Private Offices, Break Room,
Conference Room

Doors: (4) Grade Level - (1) 10' x 12', (1) 14' x
18' & (2) 20' x 20'

Clear Height: 20' - 22'

Crane Served: Yes - (2) 5-Ton Overhead Cranes

Power: 3 Phase Heavy Power
(480V - 2,000 AMPS)

Fenced: Yes - Fully Fenced & Gated

**Asking Price/
Lease Rate:** Contact Broker

- 10 Drop Down Air Lines
- Fully Insulated Warehouse
- (2) Widened Curb Cuts
- Storage Containers Available
- Air Compressor (230 PSI)
- Forklift
- (4) Utility Trucks
- Lagunmatic 120 Drill Press
- Rolling Tables (Glass Works)
- Laser Cutters
- Daito GA 320

**All machinery, materials & equipment included in the sale.*

NOTES:

- Located in South Houston within close proximity to Hobby Airport, 610 Loop, I-45 & Highway 35.
- The property is available for sale or lease - everything is included in the asking/purchase price. The property caters to all heavy industrial needs.
- Previously occupied by Aztec Glass.
- Additional land included - currently 70% stabilized and fully cleared, good use for any owner-user or tenant needing laydown yard space or fleet truck parking.



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WAREHOUSE EXTERIOR



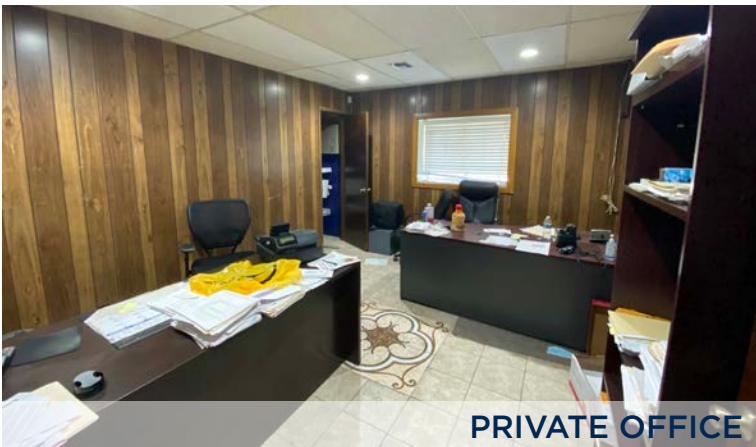
COVERED OUTDOOR AREA



WAREHOUSE INTERIOR



WAREHOUSE INTERIOR



PRIVATE OFFICE



PRIVATE OFFICE



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