

FOR SALE/LEASE INDUSTRIAL

12519 FM 529 | HOUSTON, TX 77041



PROPERTY FEATURES:

- +/- 25,000 SF Total
- +/- 17,000 SF Warehouse
- +/- 8,000 SF Office Space
- +/- 1.16 Acres Total
- +/- 235' of Frontage on FM 529
- 28 Parking Spaces
- Digital Signage
- Built in 2016
- 1.7 Miles from Highway 290
- 2.5 Miles from Beltway 8
- 2.8 Miles from Highway 6
- All office furniture included in sale

Lease Rate: \$1.10/SF + NNN

Sale Price: Contact Broker

SPACE BREAKDOWN:

Warehouse Space

- Clear Span Warehouse
- 22'-25' Clear Heights
- (4) Oversized Grade Level Doors
- 1 Truck Well - Dock High
- LED Lighting
- Restrooms
- 3 Phase Heavy Power (480V)

Office Space

- Class A Office Space
- (10) Private Offices
- (2) Executive Office
- Receptionist & Waiting Room
- Open Bullpen Space
- (1) Large Conference Room
- (1) Break Room / Kitchen
- LED Lighting
- Elevator
- (2) Stairwells

NOTES:

The property is located off FM 529 (Spencer Road) surrounded by heavy industrial companies with close proximity to Hwy 290 - Beltway 8 artery.

Property is currently occupied by Royal Air, an installation & maintenance service provider for commercial & residential HVAC units.



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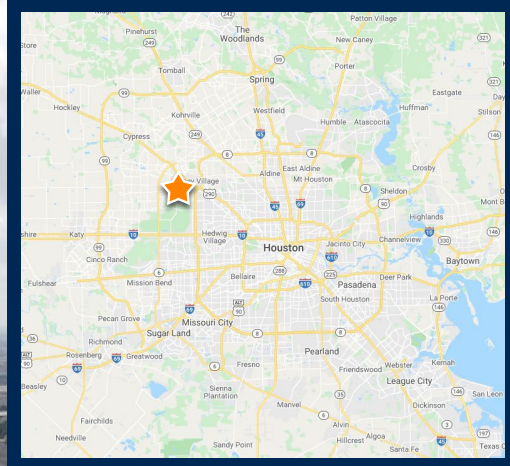
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