

FOR SALE INDUSTRIAL PROPERTY

13065 FONDREN ROAD HOUSTON, TEXAS 77035



Total SF:	±29,544 SF (In 3 Buildings)
Office:	±1,500 SF
Land:	±5.23 Acres
Construction:	Metal
Loading:	Seven (7) Grade-Level Doors Four (4) 12'x14' Three (3) 14'x16'
Crane:	2-Ton Crane
Utilities:	City of Houston
Power:	3 Phase / Heavy

Features Include:

- Located on Fondren Rd with close access to Beltway 8 and Highway 90
- 20'x30' paint booth
- Fully equipped body shop
- Storage lot & tow yard permitted by City of Houston
- Fully fenced
- 100% occupied
- 2 tenants
- Current NOI: \$216,000
- Proforma NOI: \$240,000
- **Call for pricing**

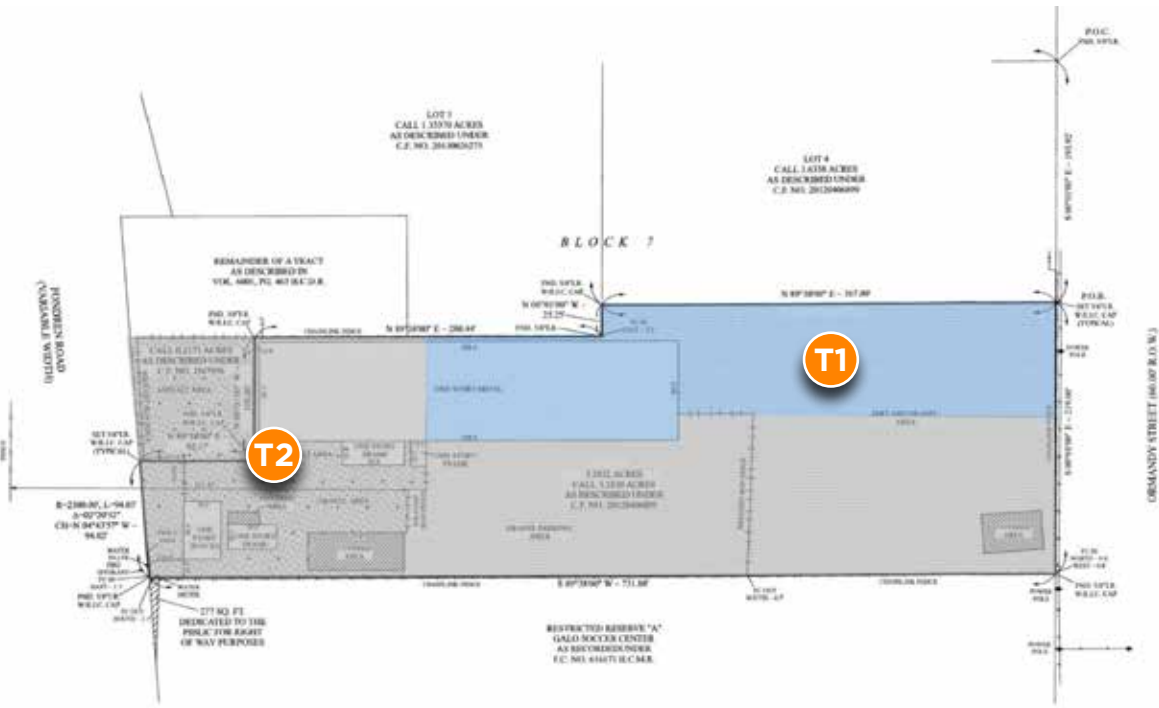


BRANDON WUNTCH
 D / 713.275.3784
 M / 713.882.1739
 bwuntch@fritscheanderson.com

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

FOR SALE INDUSTRIAL PROPERTY

13065 FONDREN ROAD HOUSTON, TEXAS 77035



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