

FOR SUBLEASE INDUSTRIAL

1312 FM 646 | DICKINSON, TX 77539



PROPERTY FEATURES:

Address: 1312 FM 646 | Dickinson, TX 77539

Available Space: 16,800 SF Total
15,800 SF Warehouse (Clear Span Manufacturing Warehouse)
1,000 SF Office

Year Built: 2003

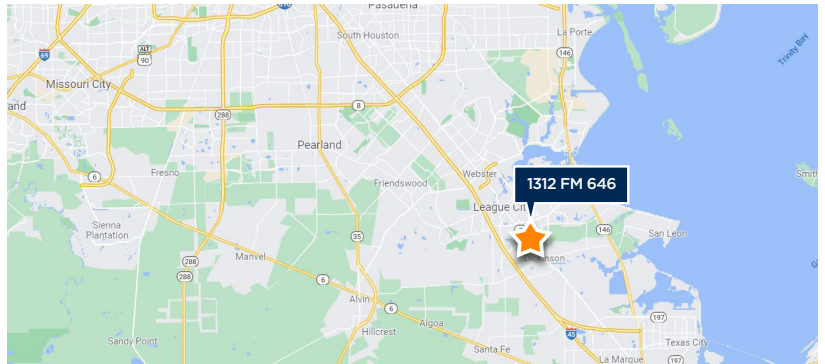
Door(s): (7) Grade Level (10' x 12')

Clear Height: 16' - 18'

Parking: 20-30 Spaces

Additional Features:

- Fully Insulated
- 100% HVAC Warehouse Space
- Outdoor Lighting



NOTES:

- Conveniently located on FM 646 within close proximity to I-45 North & South.
- Previous tenant used the space to refurbish fitness/workout equipment & has outgrown the space.
- Current lease expires on 8/31/22. Landlord is willing to renew lease once the initial term expires.
- Space is subdividable for any tenant looking to absorb a smaller unit within the industrial complex.
- The property offers multiple uses, such as light manufacturing and other small-scale industrial needs.



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WAREHOUSE



WAREHOUSE



KITCHEN/BREAK



OFFICE



WAREHOUSE/STORAGE



OFFICE



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