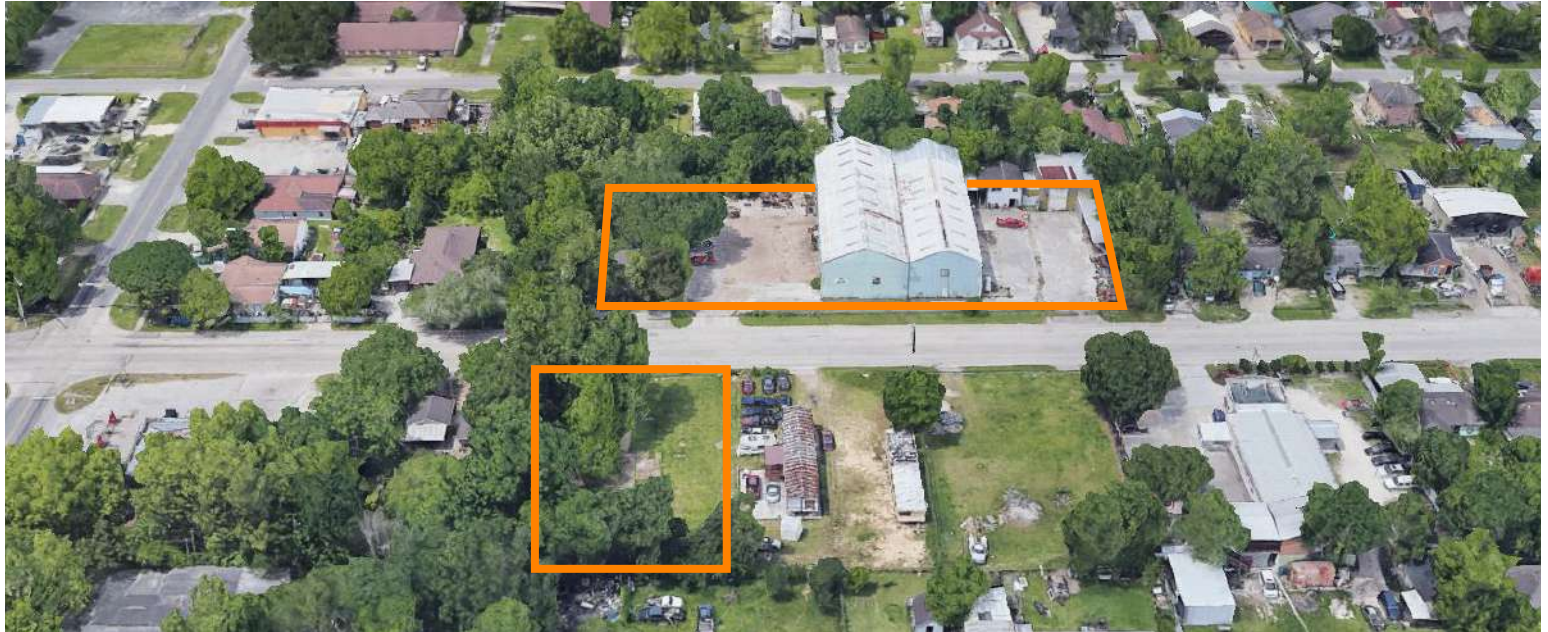


FOR SALE INDUSTRIAL PROPERTY

3423 HOPPER ROAD | HOUSTON, TX 77093



PROPERTY DETAILS:

Building Address: 3423 Hopper Road
Year Built: 1967
Availability: Immediate
Land Area: 76,463 SF (1.755 AC)
Building Size: 32,656 SF
(30,000 SF & 1,600 SF Warehouses / 1,056 SF Office)
Asking Price: **\$2,500,000**

PROPERTY HIGHLIGHTS:

- 30,000 SF Warehouse
 - Four (4) cranes: 5 ton, 5 ton, 7 ton, 10 ton
 - Power capacity: 3 phase 440 volts with four (4) drop points
 - Loading: Grade-Level / Four (4) oversized doors
 - Compressed air, oxygen, natural gas, and water piped throughout
- 1,600 SF Warehouse
 - Insulated with 20 tons A/C
 - Compressed air, oxygen, natural gas, water, and argon piped throughout
- 1,056 SF Office
 - Reception, kitchen, three offices, storage, restroom
- Small garage apartment and covered storage on site
- Paved and fenced yard
- Existing equipment negotiable
- Warehouses and office are on 59,463 SF (1.365 AC)
- 17,000 SF (0.390 AC) of the total is raw land across the street



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