

#### PROPERTY FEATURES:

Available Space:	3,000 SF Warehouse
Year Built:	2021

Asking Rate: Contact Broker

#### NOTES:

- Located in Southwest Houston in close proximity to Highway 90/Main Street, Beltway 8, Fort Bend County Toll Road & Highway 59/Southwest Freeway.
- Caters to all industrial uses excluding Automotive workrelated; however, suitable for storage needs related to Automotive Collections.
- Newly developed space, fully gated/fenced with easy ingress & egress and access to all major throughfares in the area.





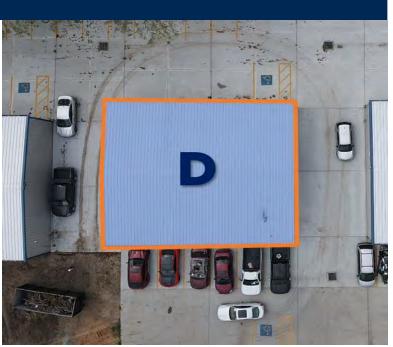
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FRITSCHE ANDERSON REALTY PARTNERS / 3411 RICHMOND AVE / SUITE 700 / HOUSTON, TX 77046 / WWW.FRITSCHEANDERSON.COM



#### WAREHOUSE D:

Available Space:	3,000 SF Total 2,700 SF Warehouse   300 SF Office
Year Built:	2021
Doors:	(2) Grade Level (12' x 14')
Construction:	Metal Build
Parking:	(6) Spaces
Power:	3 Phase Heavy (480v - 800 Amps)
Space Notes:	<ul> <li>Fully Insulated</li> <li>LED Lighting / Outdoor Lighting</li> <li>Fully Fenced &amp; Gated</li> <li>External Exhaust Fan</li> </ul>





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WAREHOUSE INTERIOR



**OFFICE INTERIOR** 







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