

# FOR LEASE SOUTHWEST HOUSTON INDUSTRIAL

## 12017 CARLSBAD STREET | HOUSTON, TX 77085



### PROPERTY FEATURES:

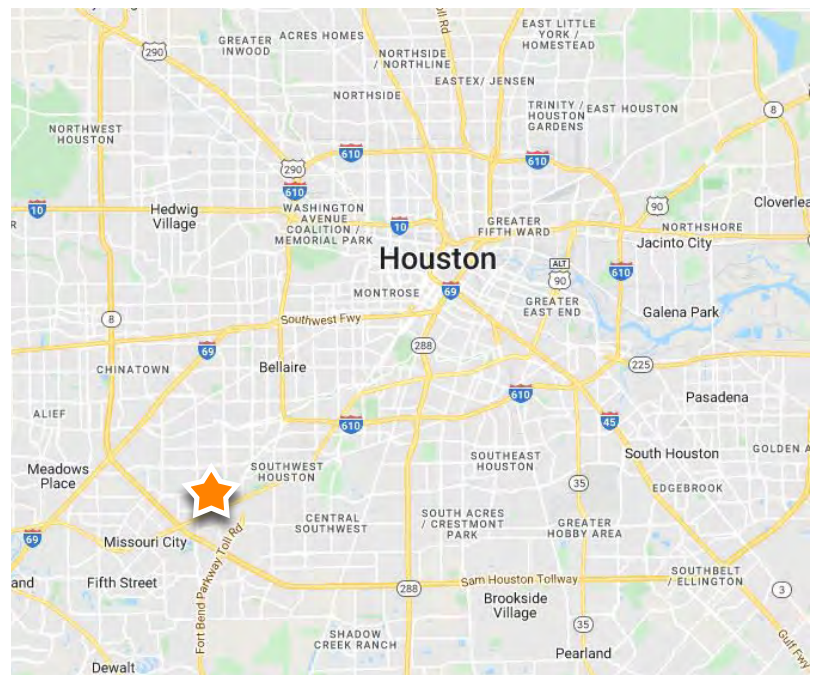
**Available Space:** 3,000 SF Warehouse

**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 work-related; 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.



**BRANDON WUNTCH**

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### 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')

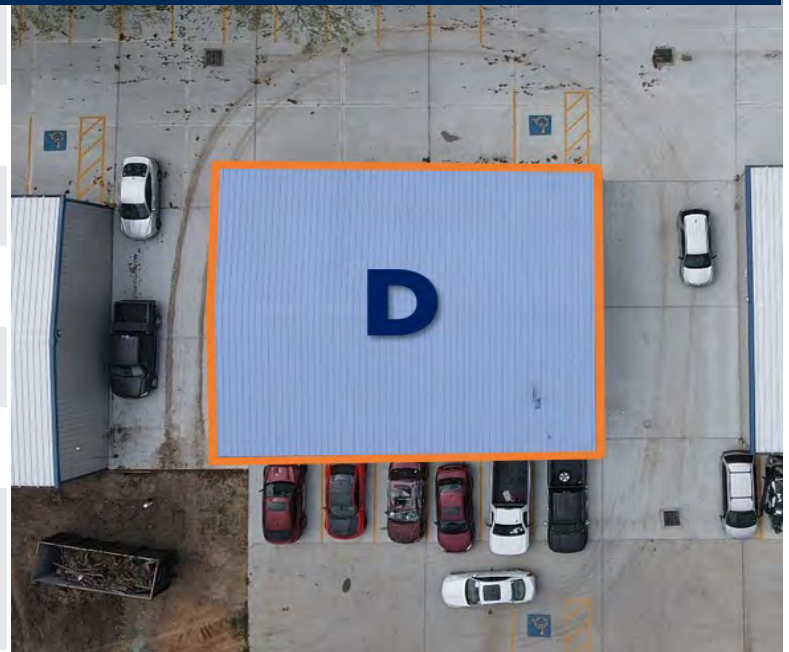
**Construction:** Metal Build

**Parking:** (6) Spaces

**Power:** 3 Phase Heavy (480v - 800 Amps)

**Space Notes:**

- Fully Insulated
- LED Lighting / Outdoor Lighting
- Fully Fenced & Gated
- External Exhaust Fan



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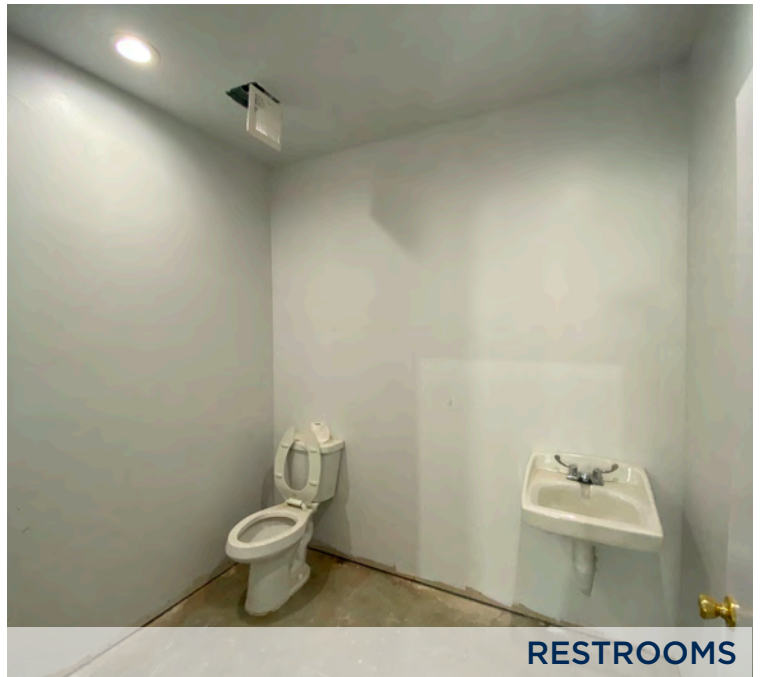
**WAREHOUSE INTERIOR**



**OFFICE INTERIOR**



**PARKING**



**RESTROOMS**



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