

FOR SALE or LEASE INDUSTRIAL WAREHOUSE

1112 FM 517 | ALVIN, TX 77571



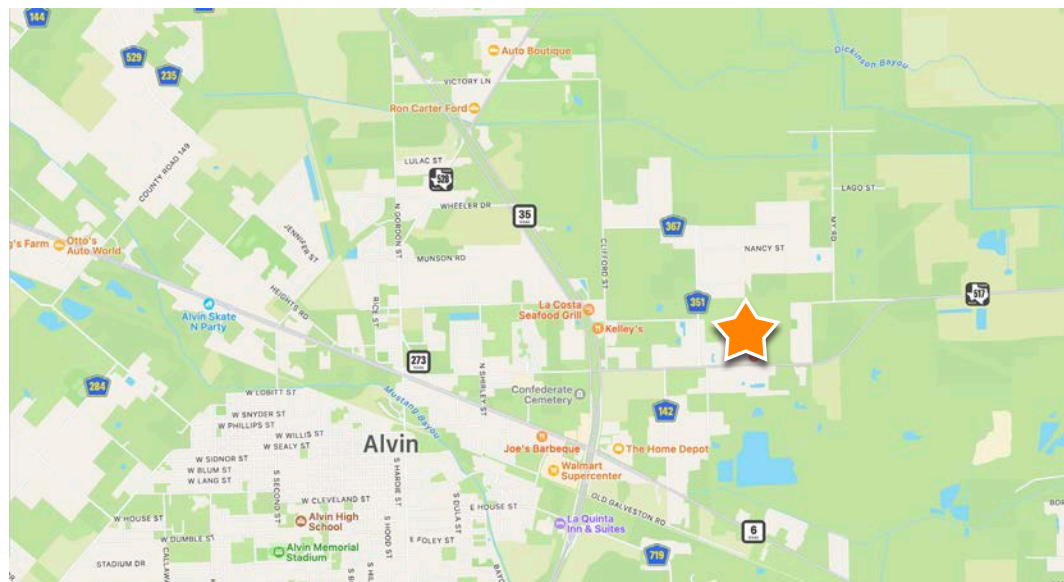
FRITSCHÉ ANDERSON
REALTY PARTNERS



PROPERTY FEATURES

- ± 16,500 SF Total
- ± 13,500 SF Total Warehouse
- ± 1,000 SF Mezzanine in Warehouse
- ± 3,000 SF Total Office (2 Story)
- ± 4,300 SF Covered Outdoor Workspace
- ± 4.33 Acres / 188,615 SF

Pricing: Contact Broker



BRANDON WUNTCH

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ADDITIONAL FEATURES

- 95% Stabilized
- 24' Clear Height
- 18' Hook Height
- Crane Served: 7.5 Ton
- 3 Phase Heavy Power (480v - 500 amps)
- 6 Grade Level Doors (14' X 16')
- Utilities: Well & Septic / Aerobic Spray Field System
- 2 Curb Cuts
- Fully Fenced & Gated (Electric)
- Outdoor Lighting around the perimeter of the property
- Renovated 2018-19
- Signage on FM 517
- 300' Frontage on Fm 517

DEMOGRAPHICS

- 0.82 Miles to Hwy 35
- 1.28 Miles to Hwy 6
- 8.44 Miles to I-45
- 12.39 Miles to Hwy 288



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