

TO ALL INTERESTED PARTIES:

1220 TELEPHONE ROAD—A +/- 18,165 SF LIGHT MANUFACTURING/DISTRIBUTION WAREHOUSE IN EAST HOUSTON—FOR SALE OR LEASE; VERY COMPETITIVE—OWNER WILL CONSIDER A LEASE WITH PURCHASE OPTION AS WELL AS SELLER FINANCING.

TOTAL SPACE

- +/- 18,165 sf Warehouse
- +/- 750 sf of Office

LOCATION

- East Houston Location
- Near Lawndale and approx. 1 mile from I-45
- Good Visibility From Telephone Road

KEY ITEMS

- Ideal for storage, distribution, assembly, light manufacturing
- All Concrete Columns and Roof Deck, Masonry Construction
- One Interior Truck Well With Large Door + 2 Grade Doors
- Clear Height 15'-16'

OCCUPANCY

- Now Available for Occupancy

LEASE RATE & ASKING PRICE

- Asking Lease Rate: ~~\$0.25~~ **Reduced to 22 cents gross psf/month, 1st two years**
- Asking Price: ~~\$454,000~~ **Reduced to \$425,000**—Possible Seller Financing.

Please email Aron Grenader or Jonathan McDaniel for more information

Aron Grenader

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