

# 1220 Telephone Road

## -FOR SALE OR LEASE-

Plus Possible Purchase Option/Seller Financing

+/- 18,165 SF LIGHT MANUFACTURING/DISTRIBUTION SPACE



### -FEATURES-

- EXCELLENT EAST HOUSTON LOCATION, NEAR LAWNSDALE AND APPROX. 1 MILE FROM I-45
- GOOD VISIBILITY FROM TELEPHONE ROAD
- IDEAL FOR STORAGE, ASSEMBLY, LIGHT MANUFACTURING & DISTRIBUTION
- 19,500 SF OF LAND (100 FEET OF FRONTAGE ON TELEPHONE ROAD)
- ALL CONCRETE COLUMNS AND ROOF DECK, MASONRY CONSTRUCTION
- +/- 750 SF OF OFFICE
- ONE INTERIOR TRUCK WELL WITH LARGE DOOR + 2 GRADE DOORS
- CLEAR HEIGHT 15'-16'
- NOW AVAILABLE FOR OCCUPANCY
- **LEASE RATE & PURCHASE PRICE REDUCED**
- PLEASE SEE THE ATTACHED AERIAL & SITE PLAN

### *First Houston Properties, Inc.*

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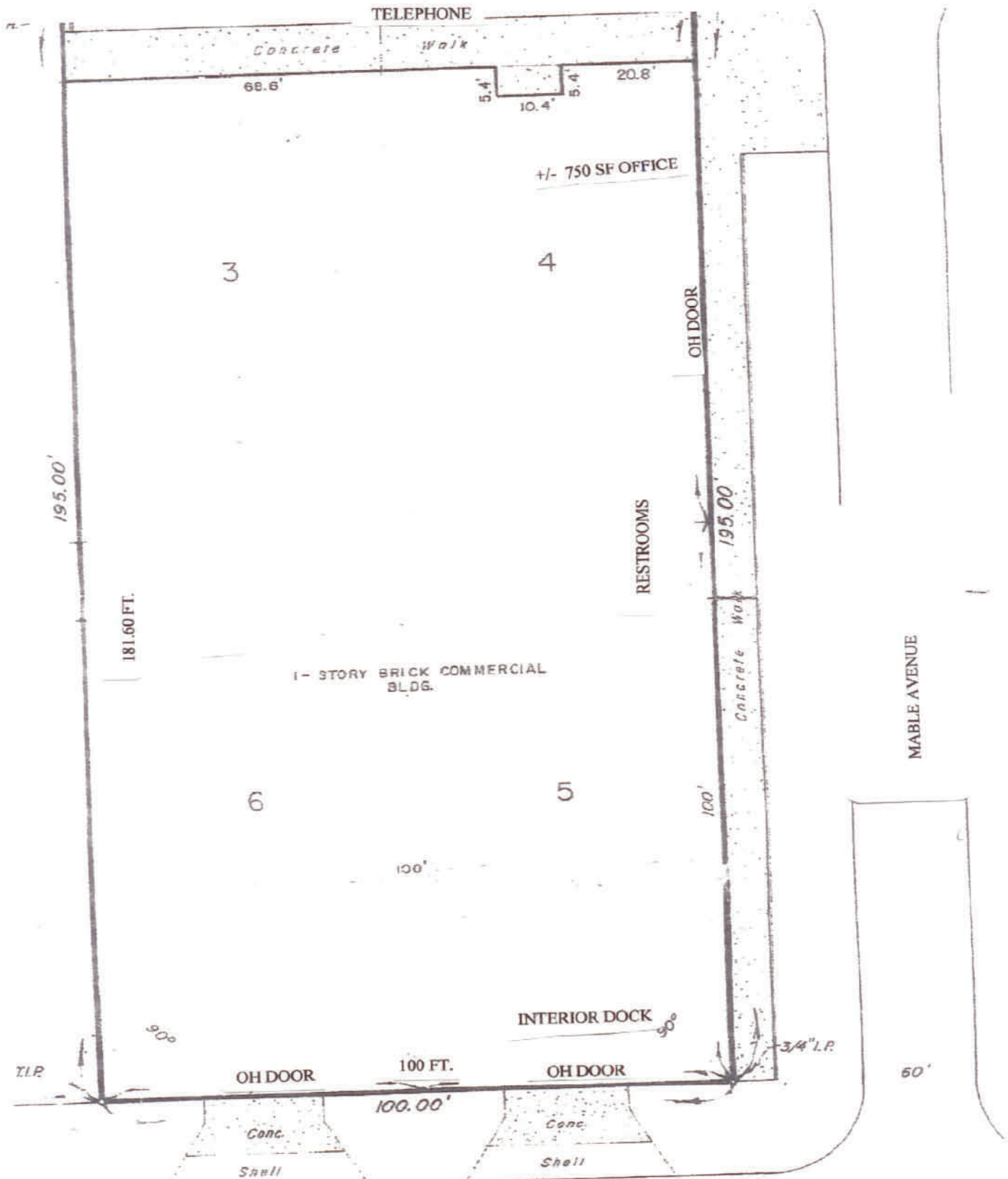
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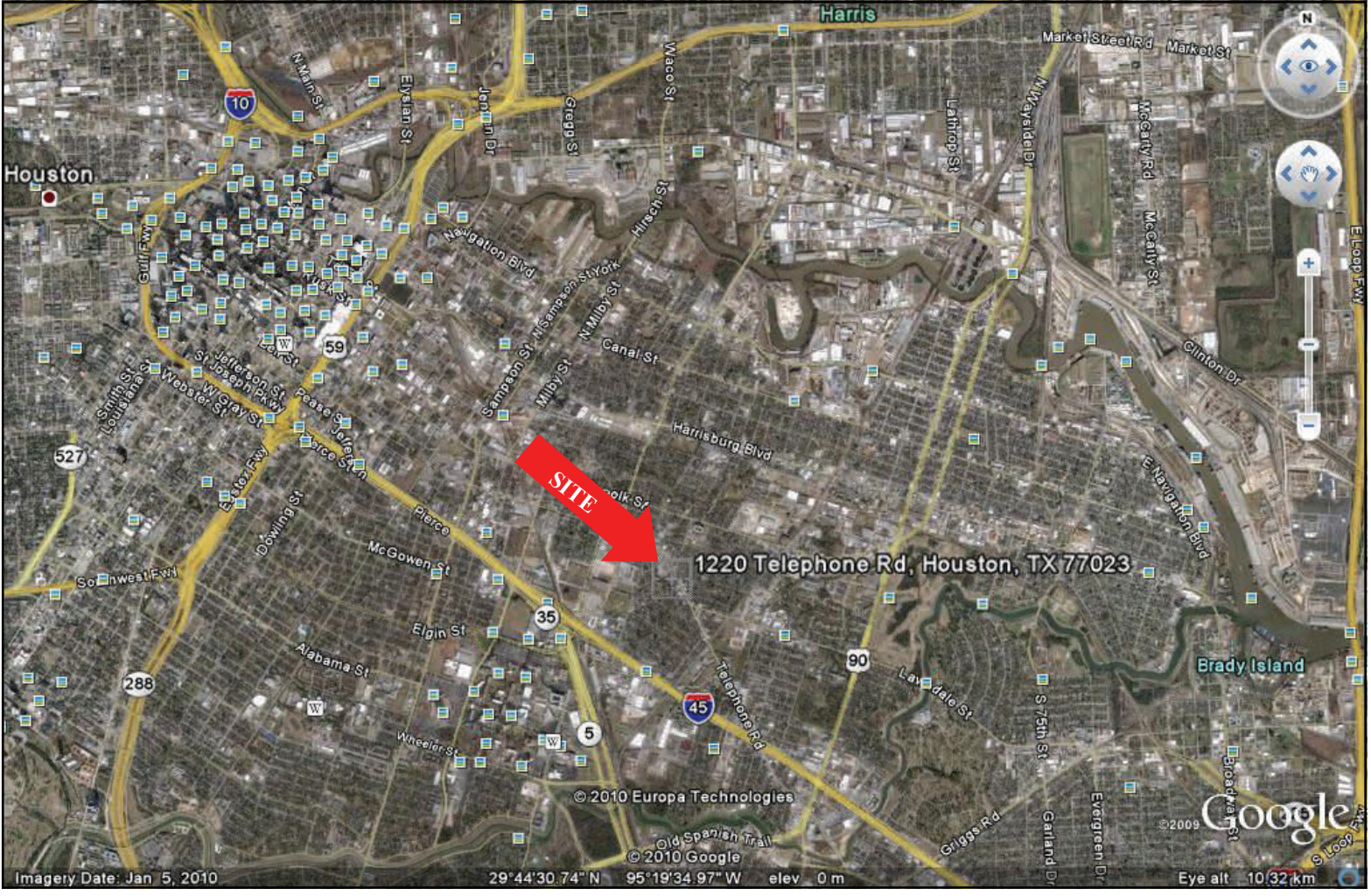
Email: [jmcdaniel@fhproperties.com](mailto:jmcdaniel@fhproperties.com)

#### **ADDRESS:**

1001 WEST LOOP SOUTH  
SUITE 650

# 1220 Telephone Road Site Plan





Houston

Harris



1220 Telephone Rd, Houston, TX 77023

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Imagery Date: Jan 5, 2010

29°44'30.74" N 95°19'34.97" W elev 0 m

Eye alt 10/32 km