

TO ALL INTERESTED PARTIES:

6931 CLINTON—STORAGE/FABRICATING FACILITY WITH CRANES & HEAVY POWER—31,500 SF on APPROXIMATELY 1.156 Acres of Land—NOW AVAILABLE FOR LEASE—VERY ECONOMICAL LEASE RATE

THIS FACILITY IS IDEAL FOR

- Product Storage/Fabrication/Manufacturing

DESCRIPTION OF SPACE

- Masonry Walls with Metal front façade & roof
- 3 Ton Crane Capacity in Each of 2 Bays (+/- 50' and +/-60') with +/- 12' Hook Height
- Heavy Power—480 Volt-3 Phase—1500 KVA Service
- +/- 15' to 16' Clear Height
- Grade Level with Truck Well Possible
- Two Large Overhead Doors (12' x 12' Each)
- Small shop office + restroom (additional office space can be added)
- Up to +/- 1800 sf additional office space in a separate freestanding building available for renovation

OTHER ITEMS

- Ample Parking and Outside Storage possible

LOCATION

- East Houston between Lathrop & Kress, on north side of Clinton
- Easy Access to I-10/610 East and the Port of Houston

LEASE RATE

- ~~\$0.25~~ **REDUCED: \$0.23 PSF** per month Gross on the warehouse only “as-is”
- The optional 1800 SF office building is subject to a separate proposal and additional rental

Please contact Aron Grenader and Jonathan McDaniel for more information.

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