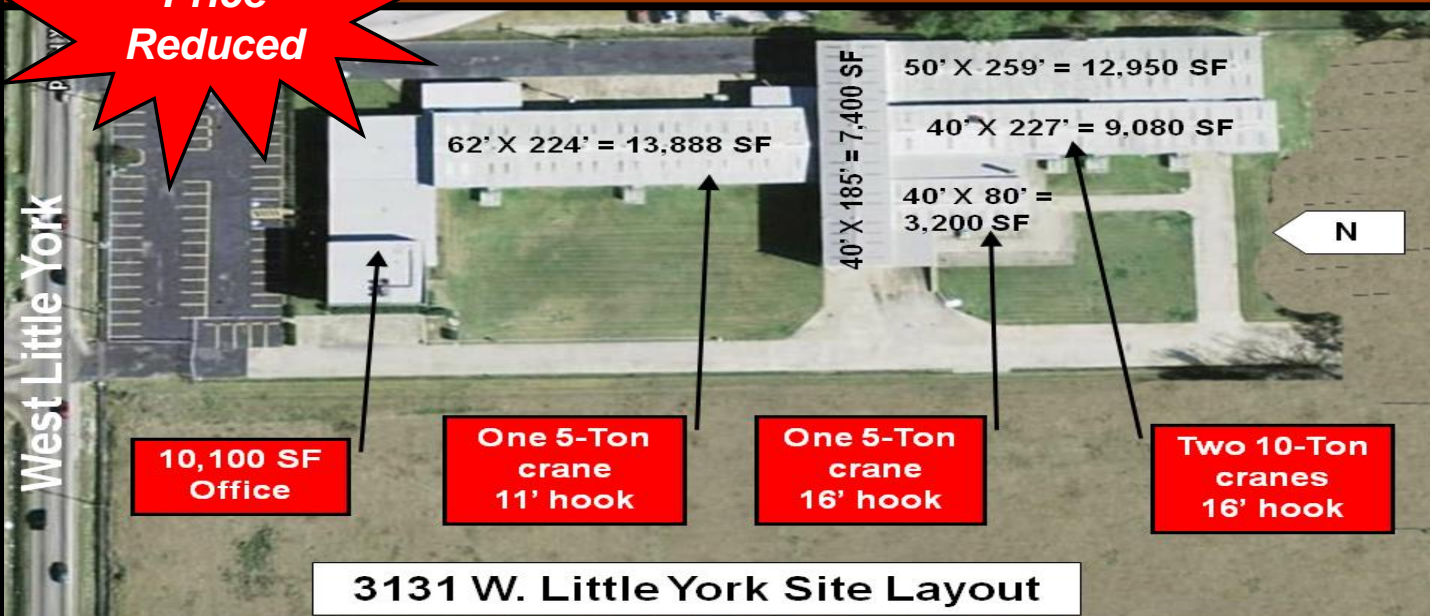


54,846 SF Crane-Served Warehouse

3131 W. Little York • Houston, TX 77091

**Price
Reduced**



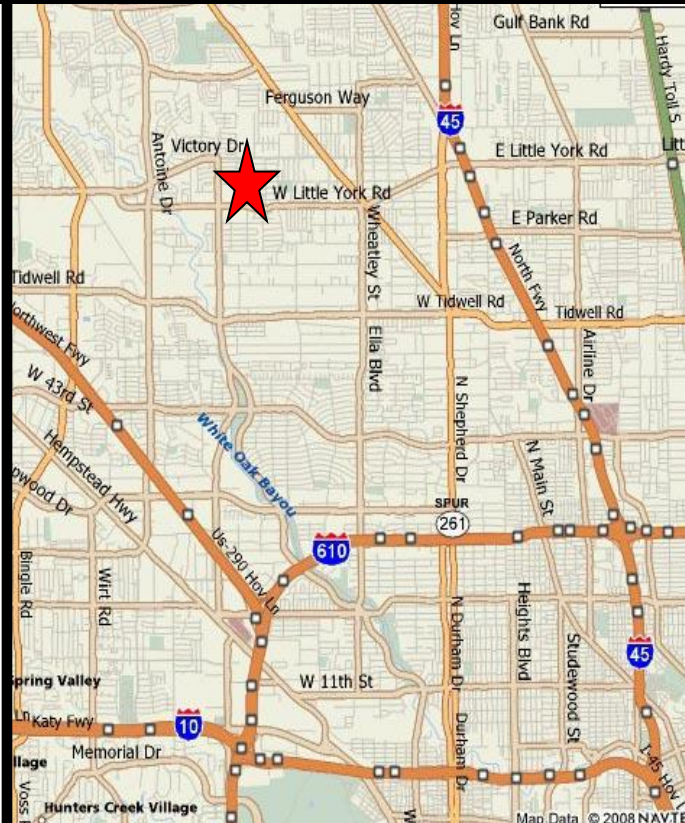
For Sale: \$1,750,000 (\$31.90 PSF) or For Lease: \$.33/SF/Mo., NNN

Location:

- W. Little York east of T.C. Jester
- Key Map 411Z

Features:

- 54,846 SF office warehouse on 5 acres
- 10,100 SF office (65 parking spaces)
- Two 10-ton bridge cranes
- Two 5-ton bridge cranes
- Multiple jib cranes
- Heavy Power – 1800 Amps
- 24 to 30 ft. clear heights
- Stabilized lay down areas
- Grade level doors and one dock well
- Warehouse 100% air conditioned
- Security fencing and guard house
- Adjacent 6 acres available @ \$1.75 PSF
- Great NW area location



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W. Little York

3131 west

Additional
6 acres
available
for expansion
or laydown
yard

5 acre
site



Truckwell