

Versatile 4,000 SF Industrial Flex Building in Houston



FOR SALE



Property Description

Excellent opportunity for an owner-user or investor at 7571 Morley Street in Houston. This approximately 4,000 SF freestanding industrial building offers a functional combination of office and warehouse/workshop space on an approximately 7,650 SF lot. The office portion features a reception area, private office space, breakroom/kitchenette and restroom, providing a ready-to-use administrative area. The warehouse offers an open, flexible work area with a grade-level overhead door, high ceilings and ample room for manufacturing, fabrication, cabinetry, contractor operations, storage or other light-industrial uses. The property also features a fenced and gated front yard, concrete-paved parking/work area and convenient access for vehicles and deliveries. Its combination of office, warehouse and secure outdoor space makes it well suited for a contractor, construction-related business, cabinet or millwork operation, service company, small manufacturer or owner-user seeking a standalone facility. Highlights: approximately 4,000 SF building; 7,650 SF lot; office/reception area; breakroom/kitchenette; restroom; warehouse/workshop; grade-level overhead door; approximately 14' wall height; fenced and gated; concrete-paved area; freestanding industrial building; and convenient Houston location.

Property Highlights

- ±4,000 SF freestanding industrial/flex building 7,650 sf lot
- Functional mix of office and warehouse/workshop space
- Reception area and private office space
- Breakroom/kitchenette and restroom
- Large open warehouse/work area
- Grade-level overhead door
- Approximately 14' wall height
- Fenced and gated property
- Concrete-paved parking/work area
- Well suited for contractors, service companies, fabrication, cabinetry/millwork, light industrial or owner-users
- Located in Houston's established Hobby Airport area
- Convenient access to Telephone Road
- Close proximity to William P. Hobby Airport
- Surrounded by a mix of industrial, commercial and service-oriented businesses
- Central location for serving Southeast Houston and the greater

Location Overview

Located at 7571 Morley Street in Houston's 77061 area, the property is situated in an established commercial and light-industrial pocket near Telephone Road, with convenient connectivity to the greater Houston transportation network. The location is in the Hobby Airport area, making it well positioned for businesses serving southeast Houston and the broader metropolitan area. The property records identify the market area as the Hobby Area. The surrounding area consists of a mix of industrial, service-oriented, contractor, warehouse and commercial uses, making the location a practical fit for an owner-user or small business requiring both office and operational space. Its proximity to William P. Hobby Airport and major Houston employment and commercial corridors provides convenient access for employees, customers, vendors and deliveries.



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10055 Grogans Mill

The Woodlands, TX 77380

Each Office is Independently Owned and Operated

TERESA SARTIN

Realtor

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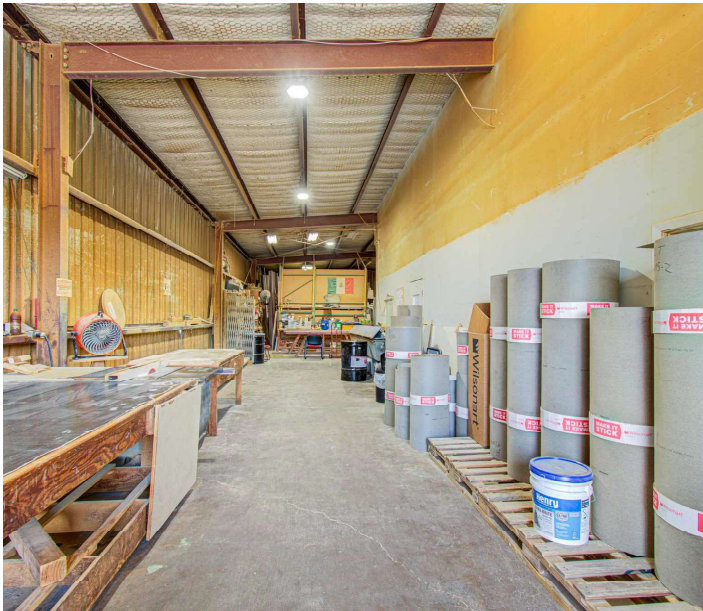
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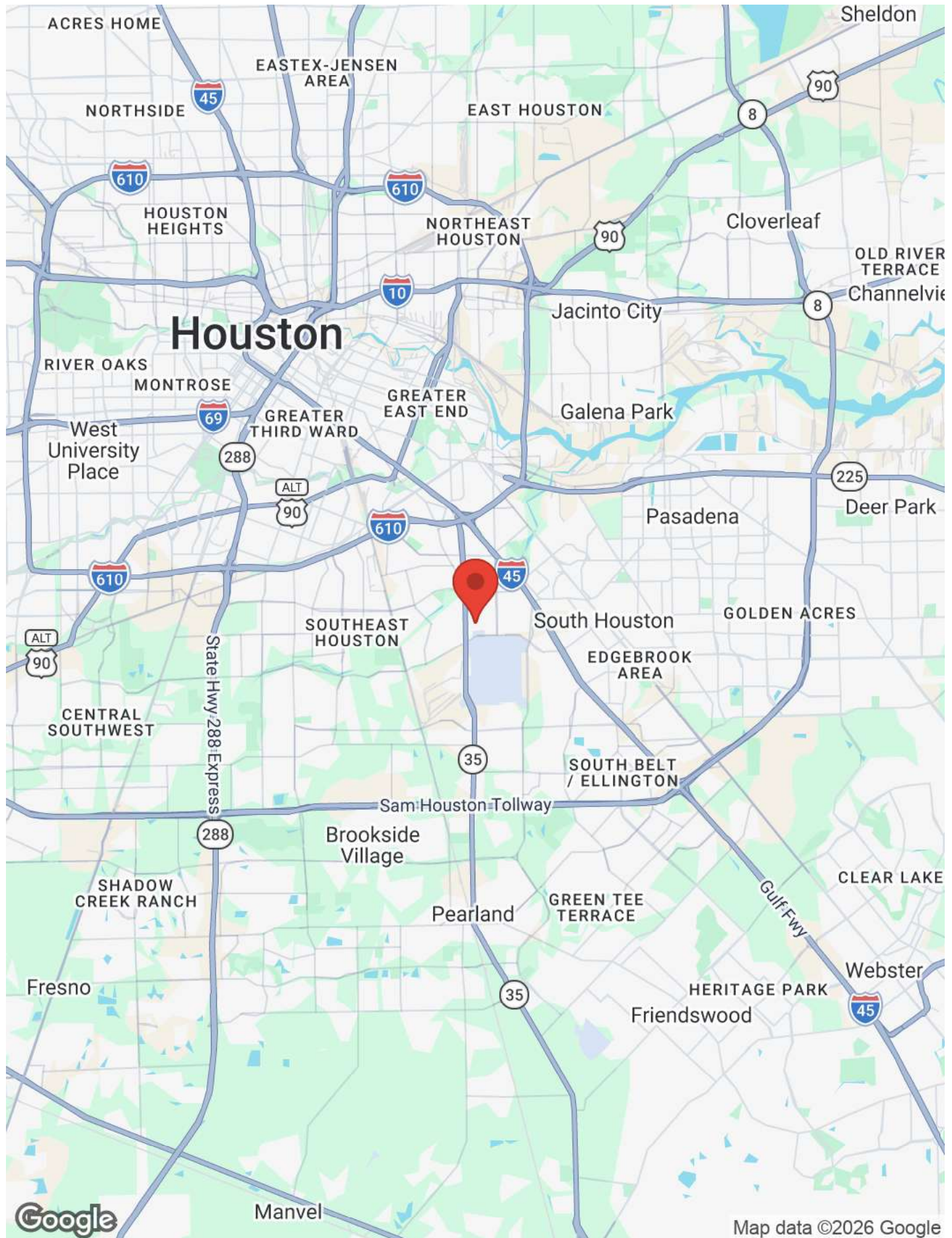
Property Photos



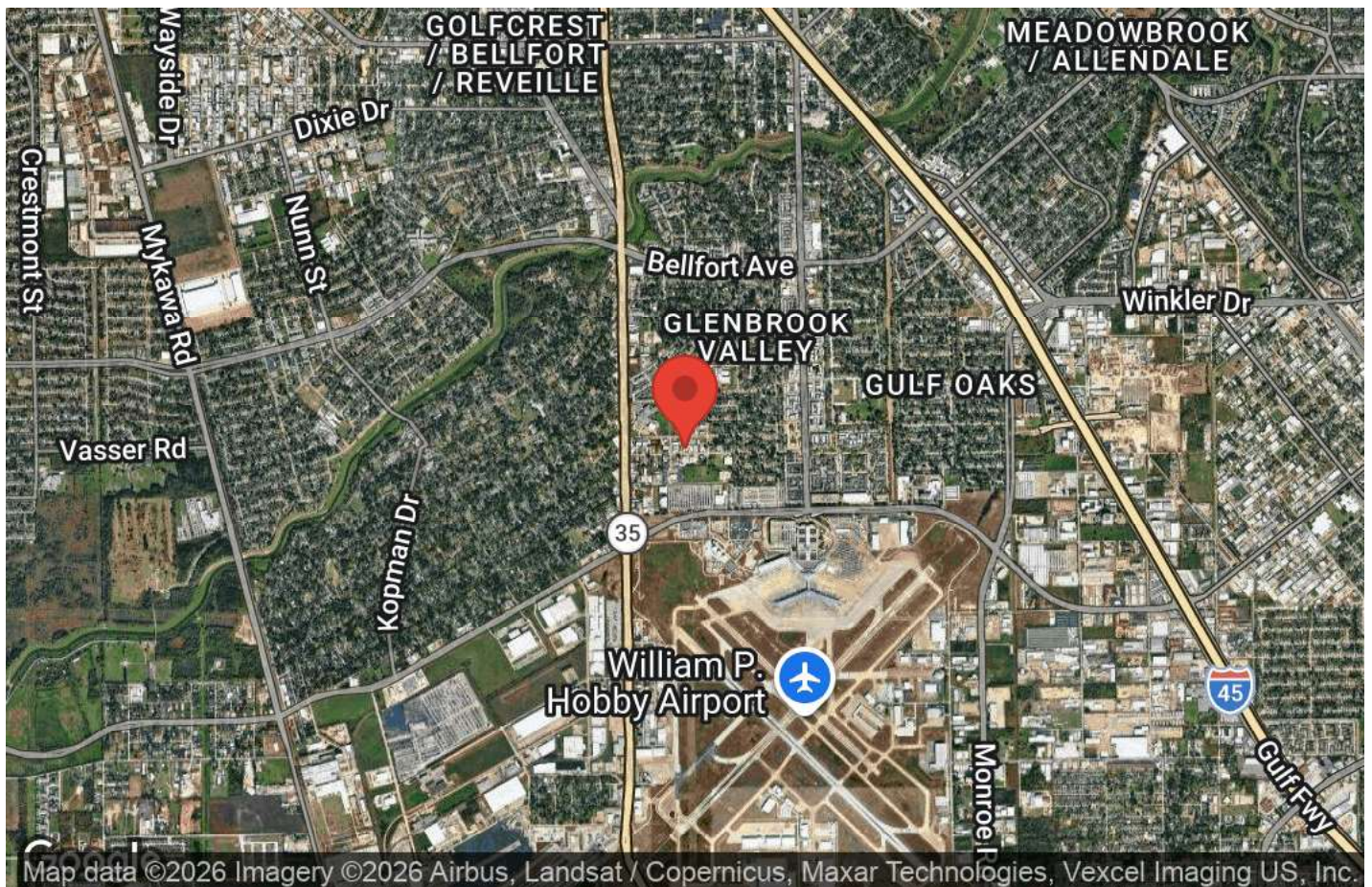
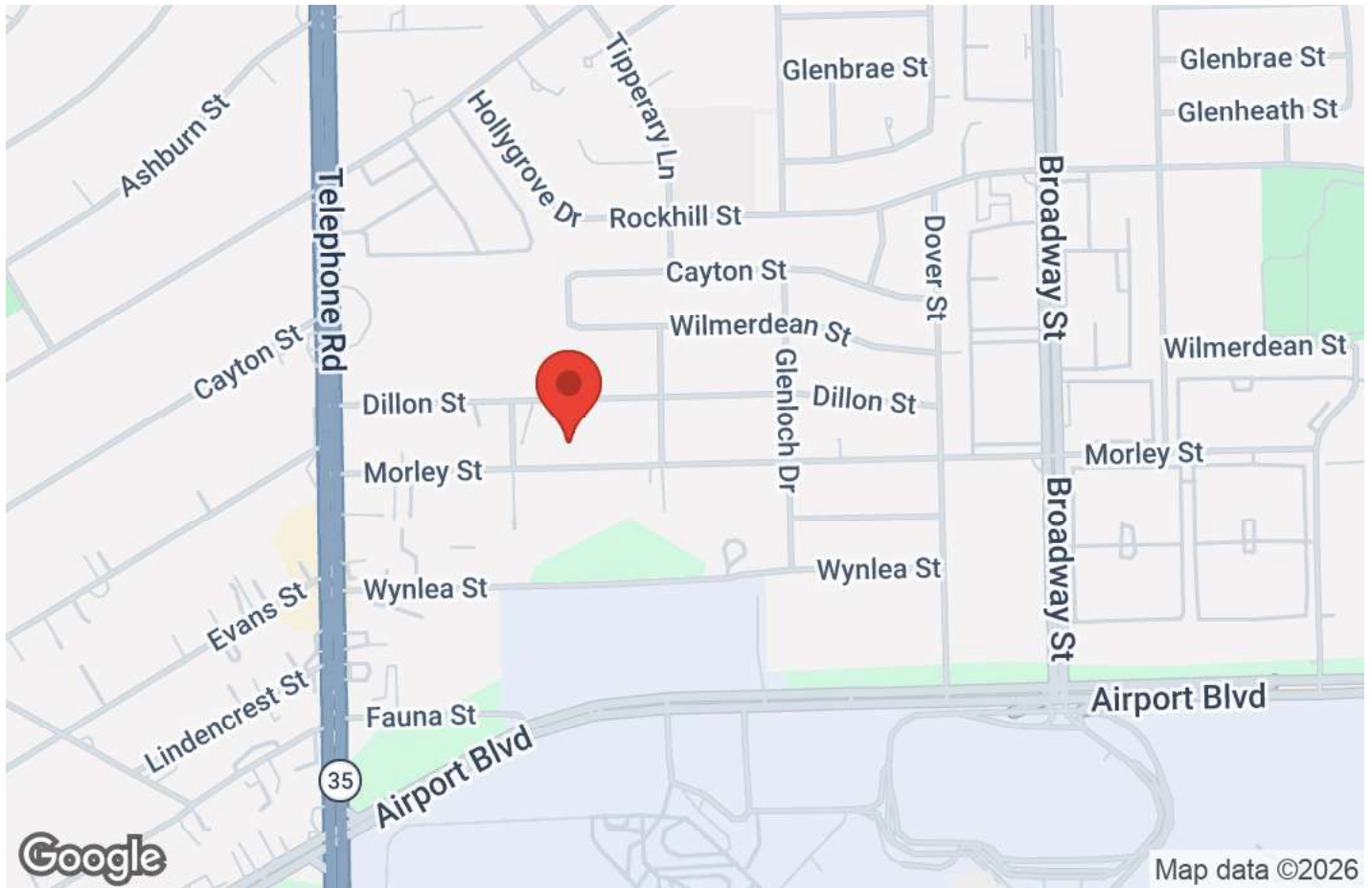
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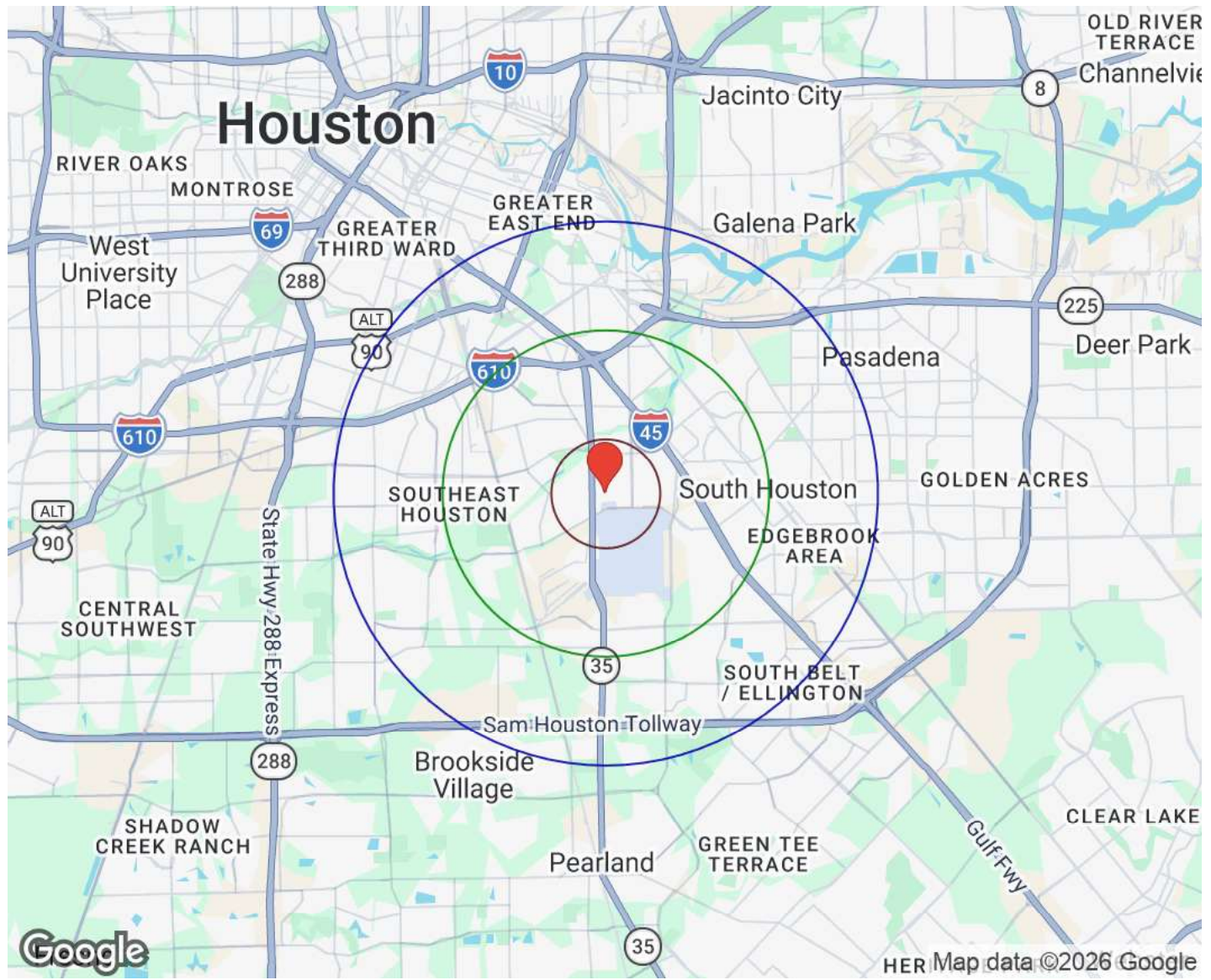
Regional Map



Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,960	52,740	157,729
Female	7,858	51,980	160,954
Total Population	15,818	104,720	318,683

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,596	9,749	29,924
Black	3,521	17,918	74,954
Am In/AK Nat	13	94	287
Hawaiian	2	10	32
Hispanic	9,573	72,602	200,993
Asian	973	3,498	9,688
Multiracial	120	723	2,454
Other	21	126	351

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,739	39,368	118,702
Occupied	5,954	35,182	106,160
Owner Occupied	1,759	15,526	51,739
Renter Occupied	4,195	19,656	54,421
Vacant	785	4,186	12,541

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,402	22,151	68,656
Ages 15 - 24	2,376	16,917	52,382
Ages 25 - 54	6,737	43,608	131,643
Ages 55 - 64	1,682	10,781	32,214
Ages 65+	1,621	11,261	33,790

Income	1 Mile	3 Miles	5 Miles
Median	\$45,590	\$51,702	\$53,884
Under \$15k	654	4,639	15,463
\$15k - \$25k	685	3,378	10,058
\$25k - \$35k	854	3,822	10,789
\$35k - \$50k	942	5,313	13,773
\$50k - \$75k	965	6,374	19,123
\$75k - \$100k	578	3,903	12,352
\$100k - \$150k	865	4,839	14,472
\$150k - \$200k	283	1,563	5,216
Over \$200k	130	1,352	4,914

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Exclusively Listed by

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