

6302 ST AUGUSTINE ST

HOUSTON, TX 77021

FOR LEASE

±25,000 SF

Operational Facility
Crane + Covered Workspace + 480V



PROPERTY OVERVIEW

Crane-served industrial facility offering **±25,000 SF** with **±8,000 SF of covered operational workspace**, located inside the Loop with immediate access to Hwy 288 and I-610.

Designed for efficient **fabrication, manufacturing, and material handling**, the property features crane service supporting both indoor and covered exterior operations.

The combination of **crane service, 480V power, and covered workspace** is rare in this size range and allows tenants to operate without significant upfront improvements.

Immediate access to **Hwy 288 and Loop 610** provides efficient connectivity to Downtown, the Medical Center, and key Houston industrial corridors.

OPERATIONAL FEATURES

-  Crane-Served Facility
-  ±8,000 SF Covered Area
-  400A 3-Phase | 480V
-  Grade-Level Access (6)
-  ±25,000 SF
-  18' Clear Height

PROPERTY HIGHLIGHTS

-  Crane-served facility (indoor + covered areas)
-  ±8,000 SF covered fabrication/material handling area
-  400A, 3-phase power with 480V capability
-  6 grade-level doors
-  18' clear height
-  ±25,000 SF single-tenant industrial building
-  Office build-out or customization available
-  Ideal for fabrication, manufacturing, and industrial service users
-  Central Houston location with access to Hwy 288 and Loop 61

FOR MORE
INFORMATION,
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