



SINGLE-TENANT FLEX BUILDING FOR LEASE

7910 TX-146, BAYTOWN, TX 77523

SCOTT SINCLAIR

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Claire Sinclair
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PROPERTY DESCRIPTION

Stand-alone ± 12,252 SF single-tenant flex building with showroom and warehouse. Built in 2017 and currently occupied by Baytown Floors, the property features ± 6,000 SF of front showroom/office space and ± 6,252 SF of rear warehouse space with an 18' clear height, one dock-high door (10x10), two grade-level overhead doors (12x12 and 12x14), a large pylon sign, corner lot frontage, and traffic counts exceeding 30,000 VPD.

BASE RENT \$15.47/SF/YR

EXPENSE RATE (NNN) \$2.85/SF/YR



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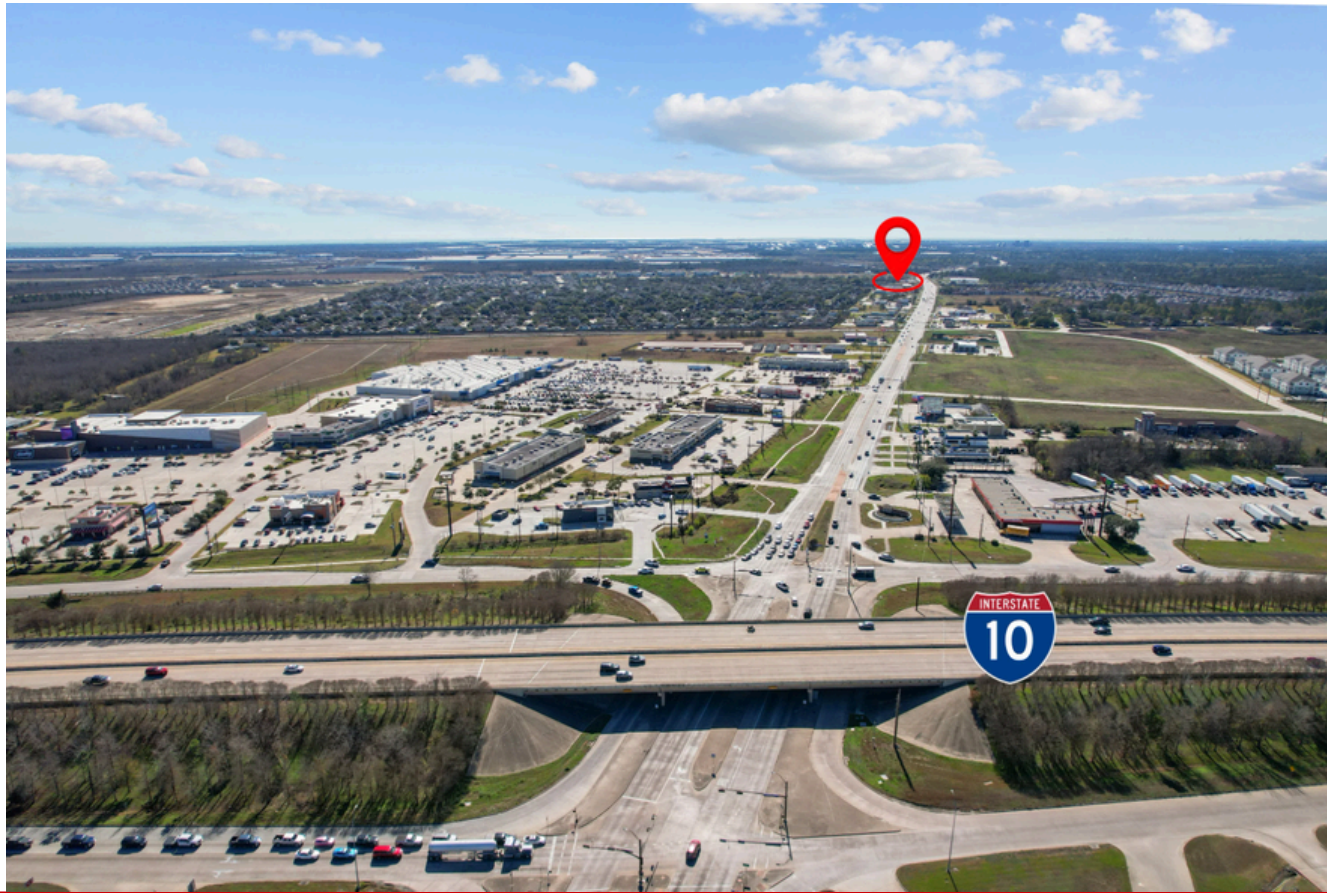
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PROPERTY LOCATION

Located along Hwy 146 approximately 1 mile from I-10, near major retail destinations including Chambers Town Center and the future Chambers Commons mixed-use development.



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PROPERTY PHOTOS



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