

Office/Warehouse with Yard FOR LEASE

**3223 Trebor Street
Pasadena, TX 77505**



The facility consists of 19,120 SF with 3,500 SF of office space which includes a conference room, file room, and a full kitchen. It is currently set up to accommodate 17 personnel. It is furnished and ready for move in. The men's restroom has a shower and locker cabinets.

The facility also consists of two warehouses. Warehouse #1 is 9,920 SF. It is insulated and has two 16' x 16' overhead doors with a foreman's office and a restroom. There are storage racks throughout. Warehouse #2 is 5,700 SF. It is insulated and has two 16' x 16' overhead doors with a restroom.

A truck dock well is between the two warehouses for access to enter either warehouse.

The property is located just off of Spencer Hwy, 1 mile East of Beltway 8.

Lease Rate: \$20,000 per month NNN

(OPEX Est \$4686 per month) Includes alarms and monitoring

J HOLT

PROPERTIES

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Contact:

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DISCLAIMER:

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