

# FOR LEASE

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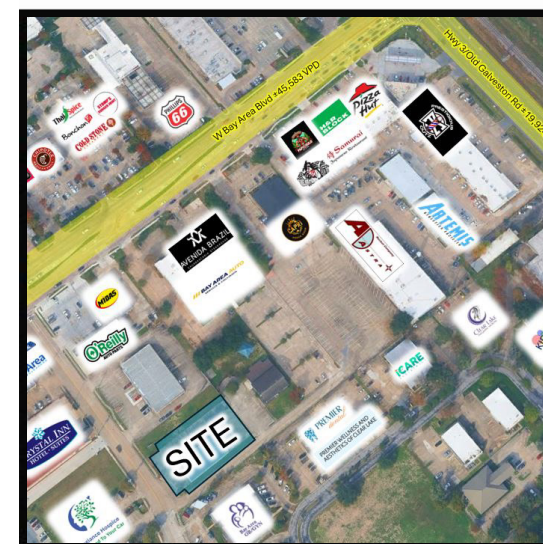
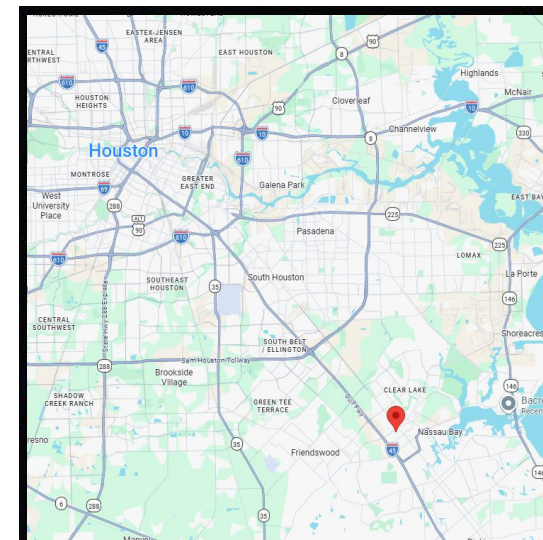


1561 Live Oak St.  
Webster, TX 77598

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## OVERVIEW

1561 Live Oak St is a freestanding industrial / flex building for lease located in the heart of Webster, TX. Positioned just south of W. Bay Area Boulevard and adjacent to the area's growing medical district, the property offers excellent access, visibility, and flexibility for a wide range of commercial users.

### About the Property

This ±5,000 SF single-story warehouse/flex building sits on approximately 0.57 acres and features a durable structure. Built in 1995, the building offers a 20-foot clear ceiling height, making it ideal for industrial, flex, medical-support, or service-oriented tenants. The property is ideal for multiple commercial uses.

### Property Features

- ✓ ±5,000 SF Freestanding Industrial / Flex Building
- ✓ ±0.57 Acre Lot
- ✓ 20' Clear Ceiling Height
- ✓ W Bay Area Blvd: 44,867 VPD  
Old Galveston Rd (Hwy 3): 19,924 VPD