

# 19280 and 19278 Kickapoo Rd. | Waller, TX 77484

Alpine Business Park | Two (2) ±10,080 SF buildings available



**FOR SALE OR LEASE**

**CLINT HANKLA** | Senior Director | [chankla@lee-associates.com](mailto:chankla@lee-associates.com) | C 832.684.5301

# PROPERTY OVERVIEW

## HIGHLIGHTS

- Two (2) ±10,080 SF spaces available
- ±20,160 total SF
- ±1,130 SF office
- 20' eave height
- Two (2) 14' x 14' grade-level doors
- 3-phase | 480 volts | 400 amps
- Built in 2026
- Additional laydown yard available
- Build-to-suit available up to 12 AC

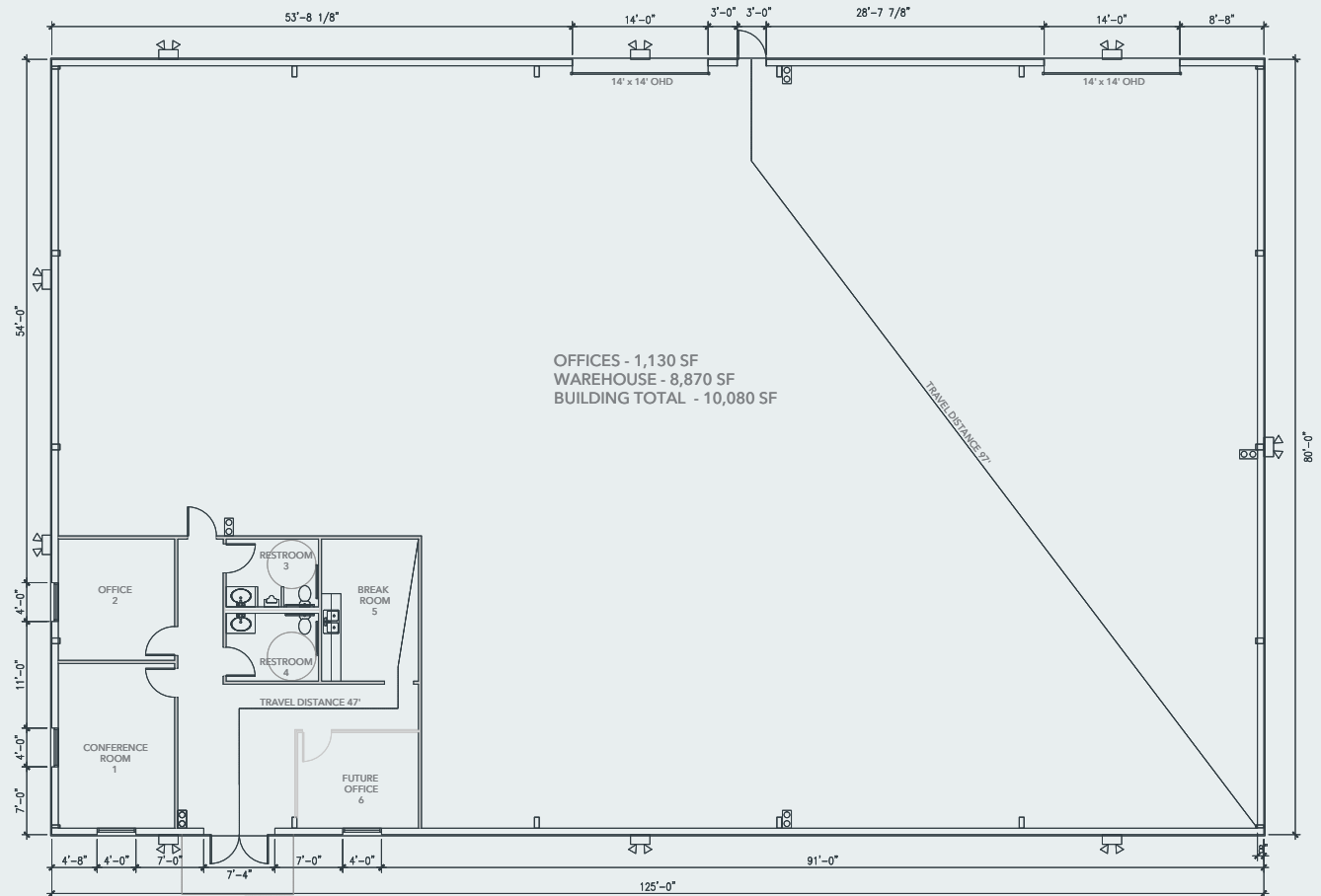
## AVAILABLE IMMEDIATELY

Lease Rate: \$0.95/SF NNN

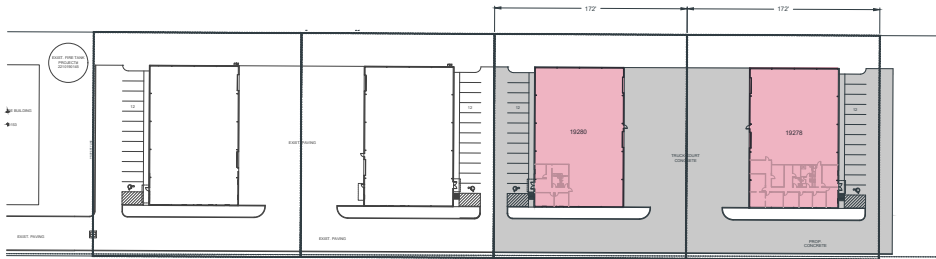
Sale Price: \$165/SF (Shell)



# FLOOR PLAN



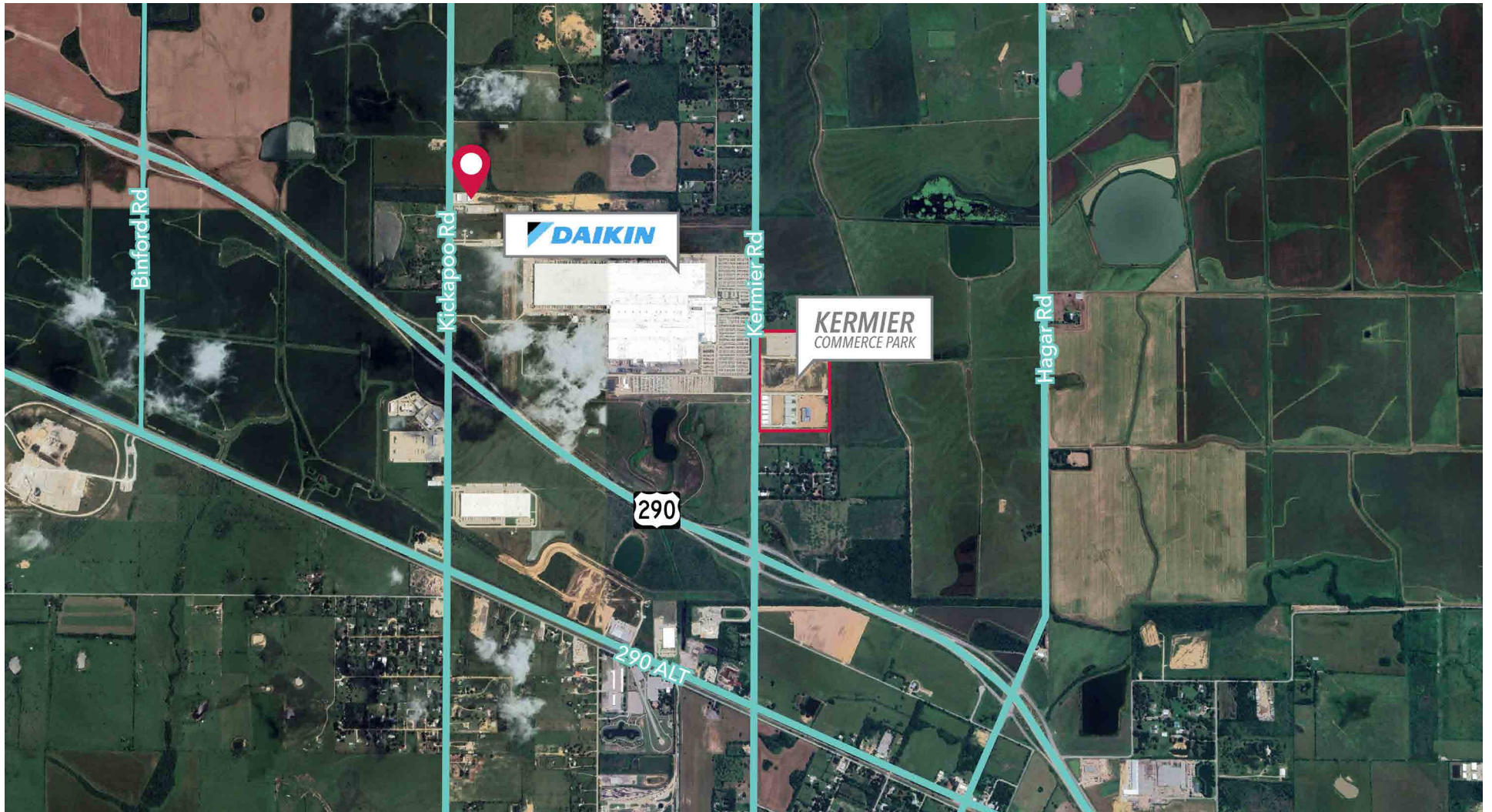
# PHOTOS

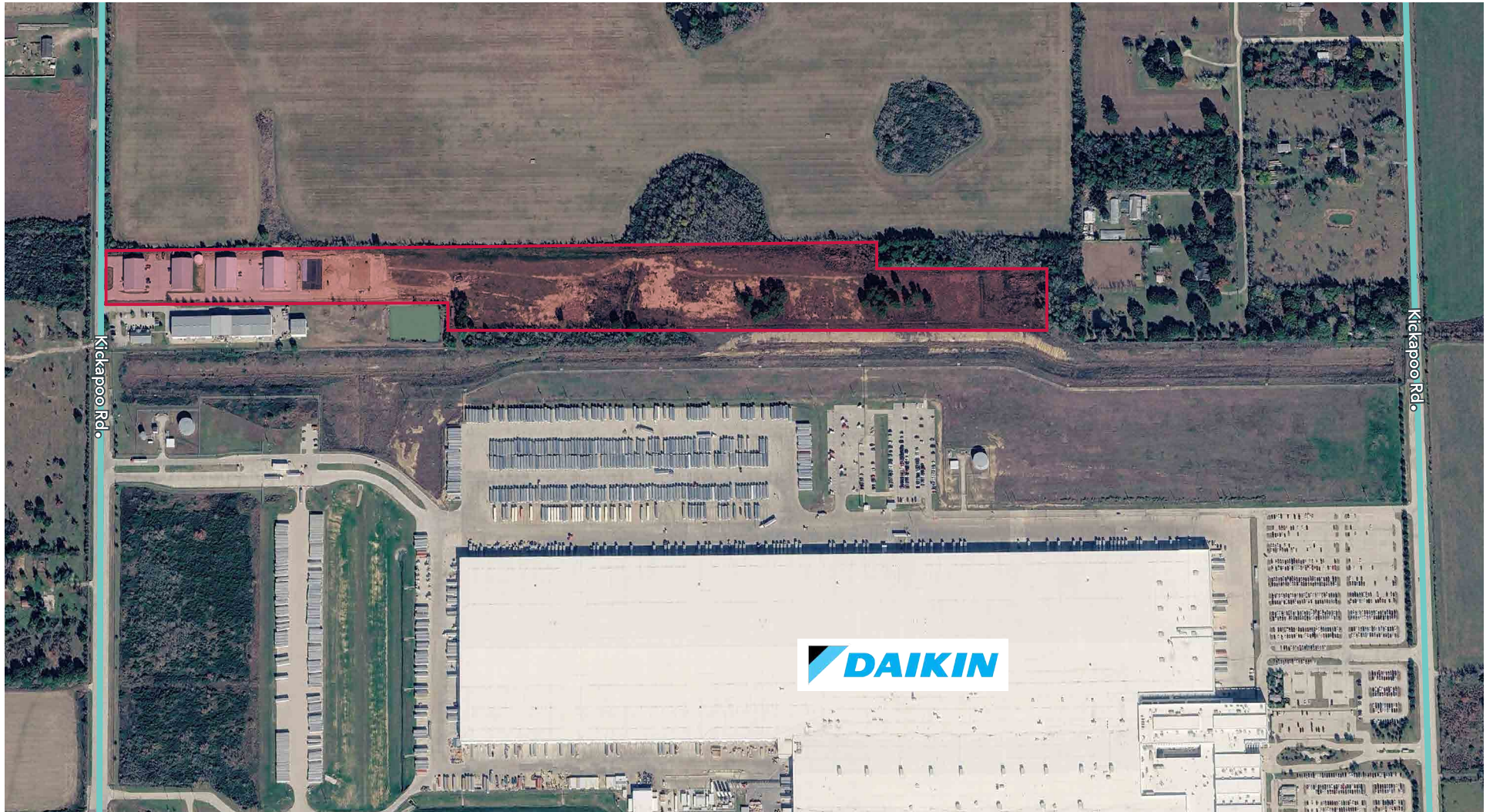


# PHOTOS



# LOCATION





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