



## 1250 Winfield Ln

1250 Winfield Ln, Kemah, TX 77565



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# 1250 Winfield Ln

\$15.88 /SF/YR

3,500 SF Warehouse + on 1 Acre — Kemah, TX  
\$4500 monthly

Well-maintained 3,500 SF warehouse with extensive outdoor storage on 1 acre located on a quiet dead-end road in Kemah. This property offers excellent functionality for contractors, service companies, equipment storage, or marine-related operations.

Property Features:

3,500 SF warehouse with fresh paint  
200-amp electrical service with 240V plugs inside the warehouse  
Air conditioned office and restroom  
City water and sewer  
Two 40' containers equipped with lights and power  
Covered canopy with lighting and electrical service  
Additional...

- 1.0 Acre
- 3500 SF Warehouse
- 200 amp electrical service with 240 v plugs inside warehouse
- Air conditioned office and restroom
- Dead end road in Kemah



Rental Rate: \$15.88 /SF/YR

Property Type: Industrial

Rentable Building Area: 3,500 SF

Year Built: 2000

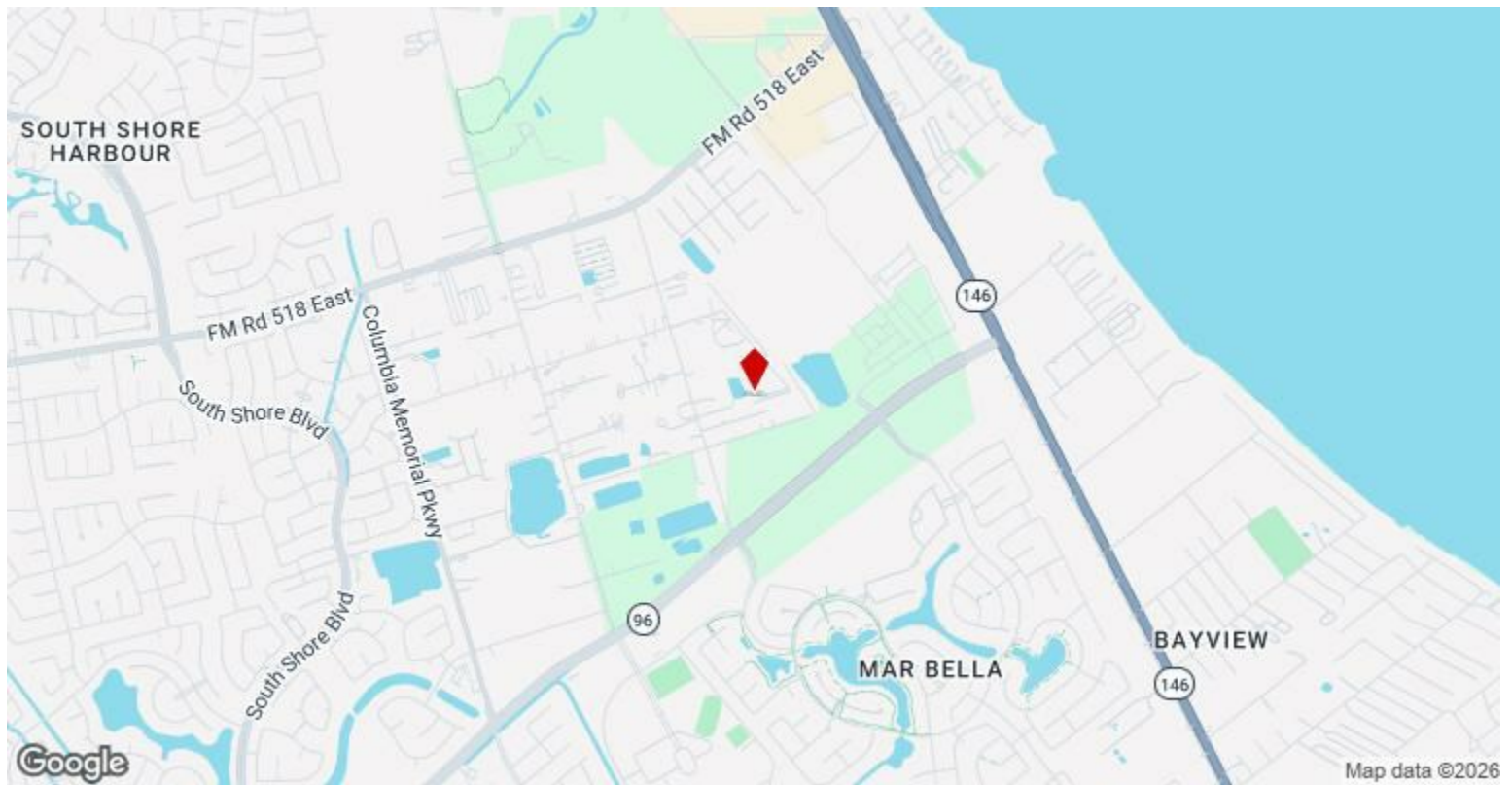
Rental Rate Mo: \$1.32 /SF/MO



## 1st Floor

|                 |                |
|-----------------|----------------|
| Space Available | 3,400 SF       |
| Rental Rate     | \$15.88 /SF/YR |
| Date Available  | Now            |
| Service Type    | Full Service   |
| Space Type      | Relet          |
| Space Use       | Industrial     |
| Lease Term      | Negotiable     |

Warehouse on 1 Acre \$4500 monthlyIf your operation depends on yard space, this property delivers. This 1 acre is ideal for contractors, fleet operations, marine services, or material storage. Additional Stabilized yard with approximately 12" base crushed concrete/rock is also for lease as an option. Plenty of room for equipment staging, truck parking, or outdoor work. Two 40' containers with power and lighting for secure storage Powered canopy for covered work or equipment protection Dead-end road location offering privacy and easy maneuverability Inside the 3,500 SF warehouse, you'll find 200-amp service, 240V outlets, an air conditioned office, restroom, and city utilities — everything needed to support daily operations.



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200-amp electrical service with 240V plugs inside the warehouse

Air conditioned office and restroom

City water and sewer

Two 40' containers equipped with lights and power

Covered canopy with lighting and electrical service

Additional stabilized with crushed concrete/rock base (up to 12" thick) available for lease also

Located on a dead-end road for privacy and low traffic

A strong, secure industrial site with both indoor and outdoor operational capacity.

Convenient to Hwy 146 between Texas City and the Bayport Terminal

# Property Photos



# Property Photos



Winfield\_Back patio



Winfield\_Front of property

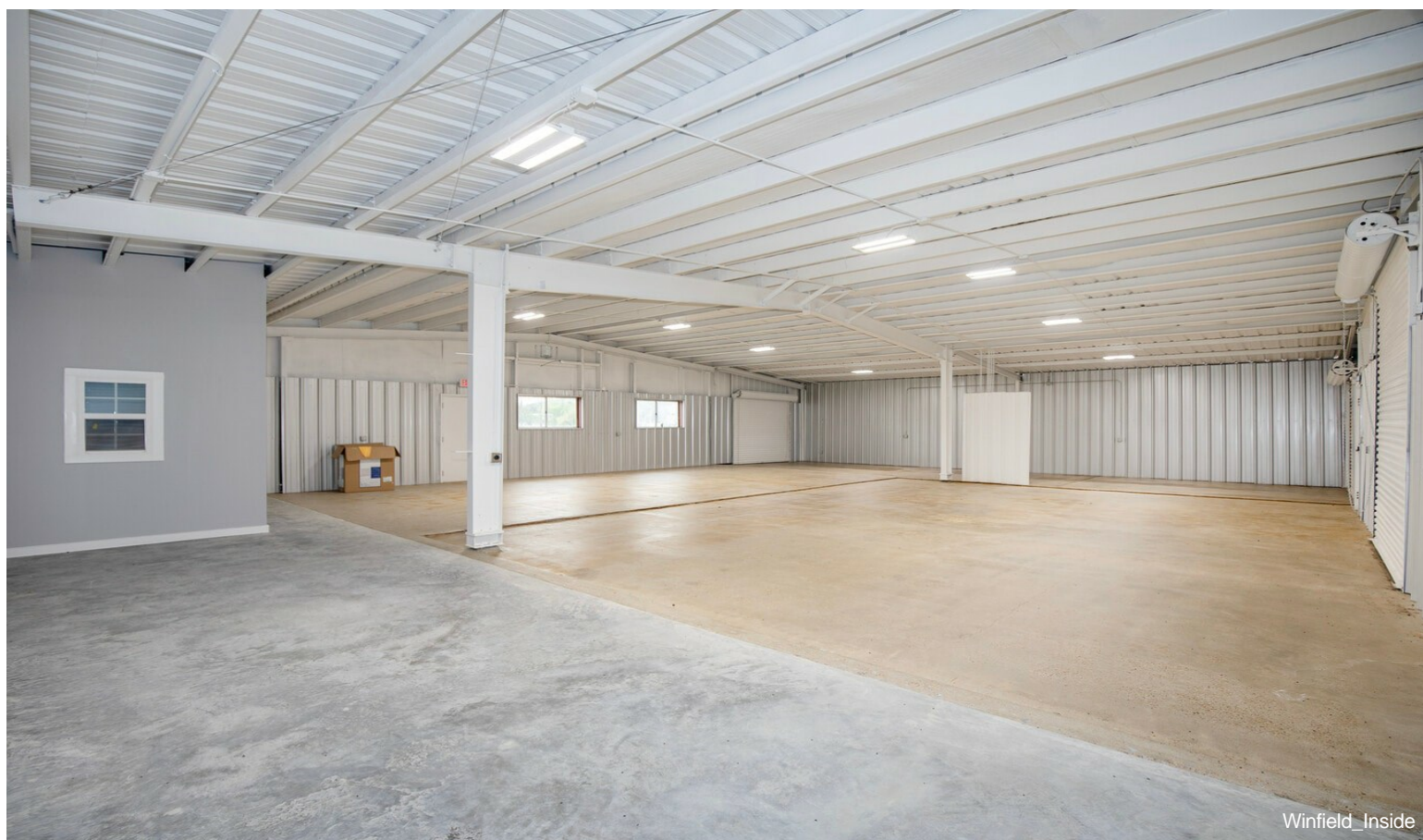
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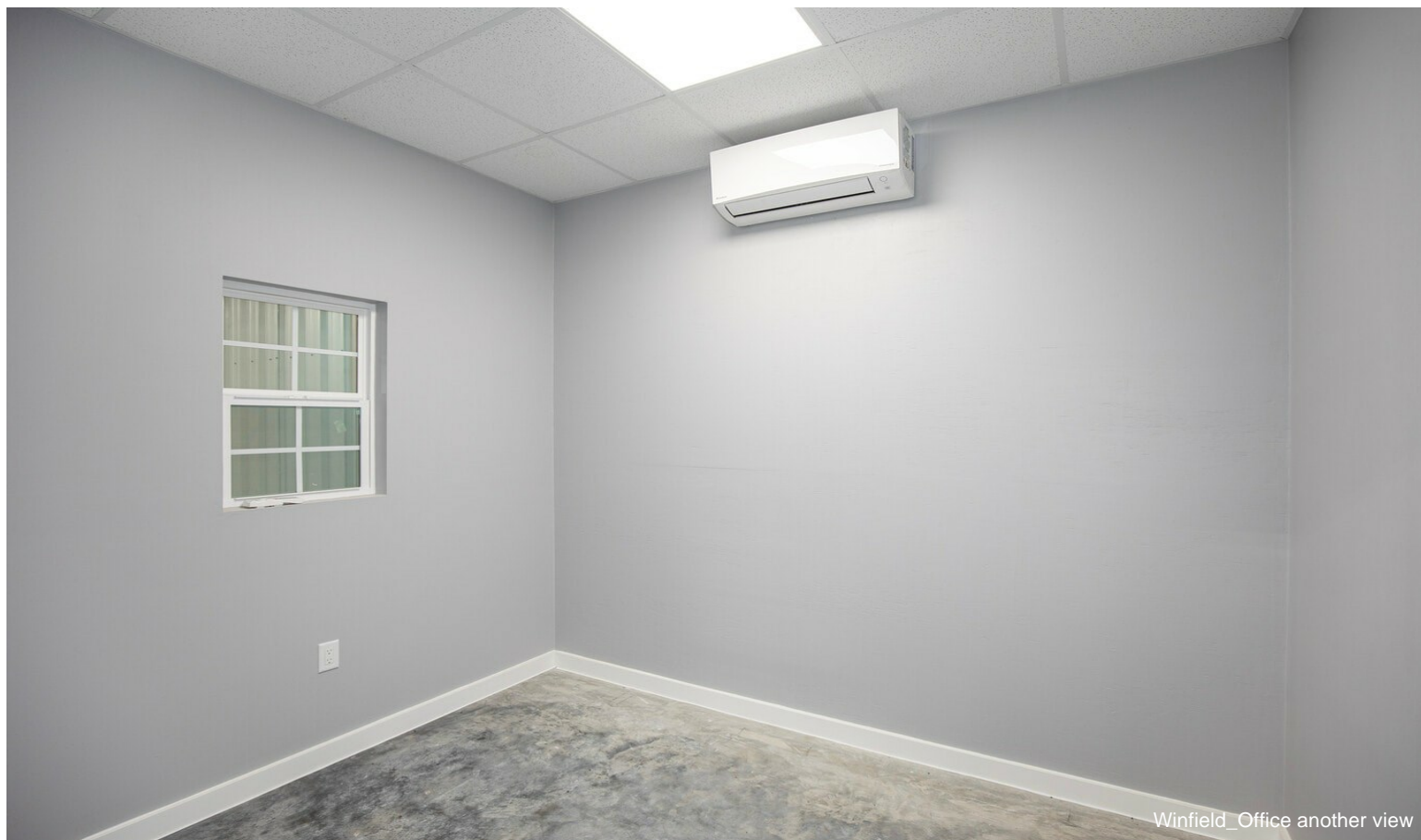


Winfield\_Inside 4



Winfield\_Inside

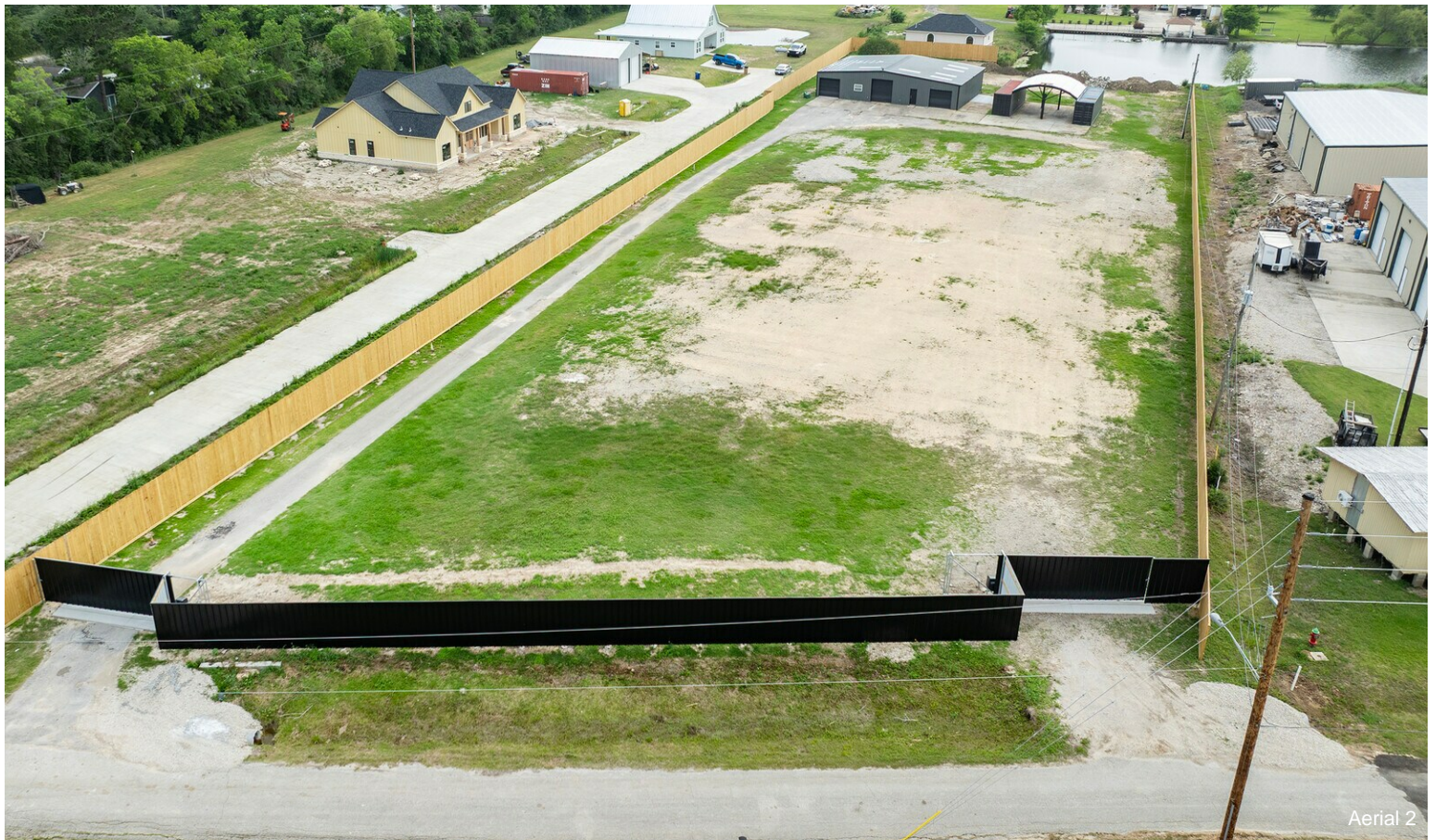
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# Property Photos



Aerial 6



Aerial 7

# Property Photos



# Property Photos



# Property Photos



Aerial 12



Aerial front

# Property Photos



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