

WAREHOUSE / OFFICE FOR SALE

9202 Lambright DR.
Houston, TX 77075



**±32,000 SF CRANE-SERVED FACILITY ON ±2.5 AC
+ADJACENT ±2.5AC LAND**

CONTACT BROKER FOR PRICING

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Executive Summary

9202 Lambright DR, Houston, TX 77075

9202 Lambright Road, Houston, TX 77075 presents an excellent owner-user and investment opportunity for manufacturing, fabrication, logistics, distribution, and other industrial operations in South Houston.

The property features an approximately 32,000 SF industrial facility on approximately 2.5 acres, plus an adjacent ± 2.5 -acre vacant parcel offering valuable potential for future expansion or development. The facility is well suited for manufacturing operations, featuring two 5-ton overhead cranes, approximately 22-foot clear height, grade-level access, and a secured industrial setting.

Recent capital improvements enhance the property's functionality and appeal. The office area was renovated in 2025, and a new loading dock was added in 2025 to better accommodate manufacturing and logistics operations. A Phase I Environmental Site Assessment (ESA) was also completed in 2025.

Combining crane-served manufacturing space, loading capability, substantial yard area, and expansion land, the property supports both immediate operations and long-term growth. Its strategic location provides convenient access to William P. Hobby Airport, Port Houston, Beltway 8, I-45, and the greater Houston industrial market. Attractive to manufacturers, distributors, and owner-users, the property offers operational flexibility and future expansion potential.

Property Highlights

9202 Lambright DR

- ±32,000 SF Industrial / Manufacturing Facility
- ±5.0 Acres Total , ±2.5 Acres Improved Site
- 500 KVA, 480 V, 3-Phase Power
- Adjacent ±2.5 Acres of Vacant Land – Expansion / Future Development Potential
- Two (2) 5-Ton Overhead Cranes
- ±22' Clear Height
- New Loading Dock – 2025
- Office Renovation – 2025 ; WIFI Upgraded In All Rooms
- Phase I Environmental Site Assessment (ESA) Completed – 2025
- Grade-Level Loading / Drive-In Access
- Fenced & Secured Site
- Large Yard / Outdoor Storage Potential
- Ideal for Manufacturing, Fabrication, Logistics, Distribution & Equipment Operations
- Excellent Owner-User / Expansion Opportunity
- Convenient Access to Beltway 8 & I-45
- * Seller May Lease Back Prior To Move-in New Facility



Property Photos

9202 Lambright DR,
Houston, TX 77075

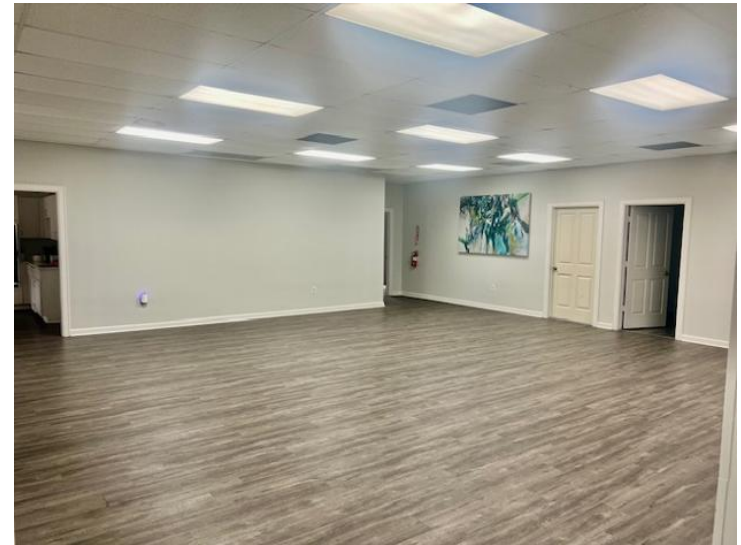


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Office Photos

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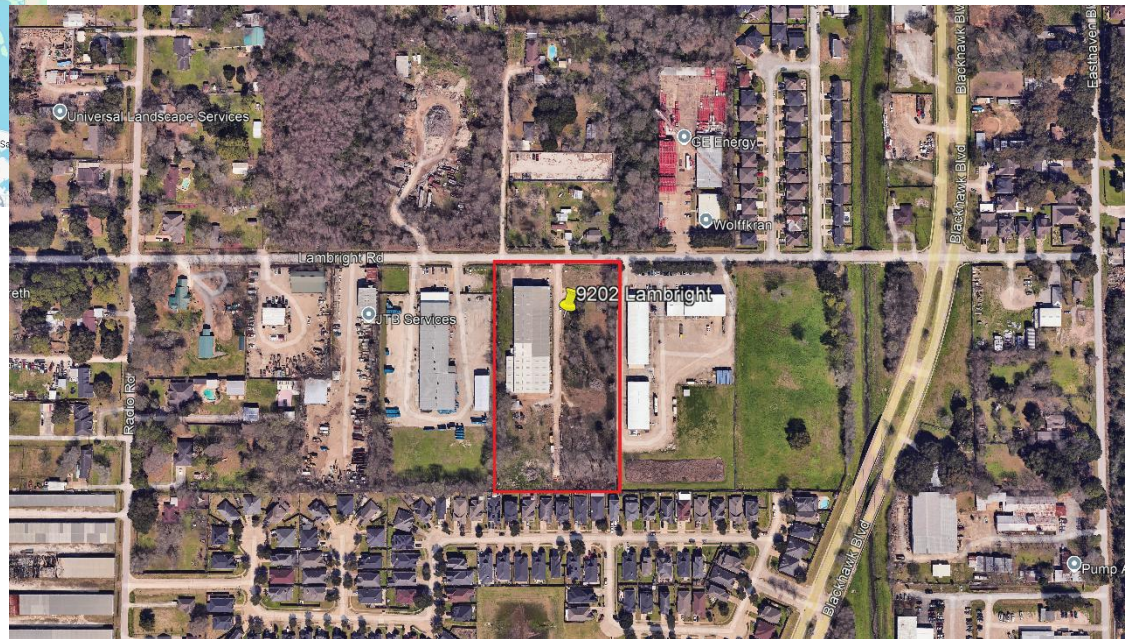
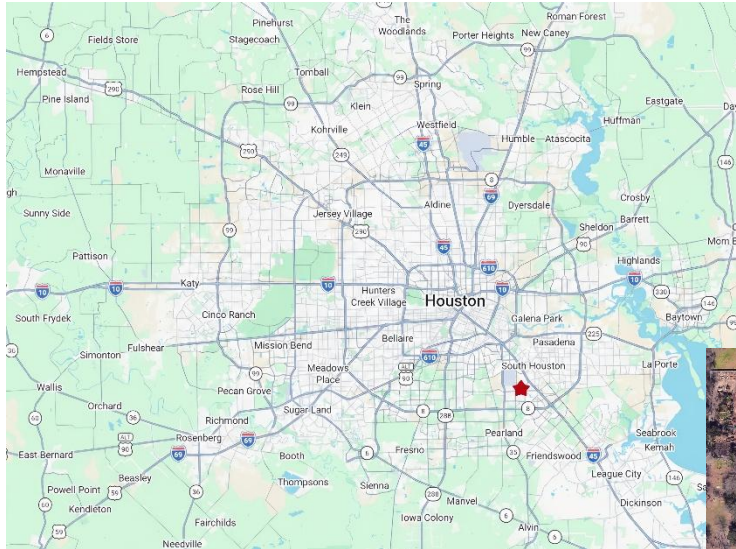


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Aerial Map

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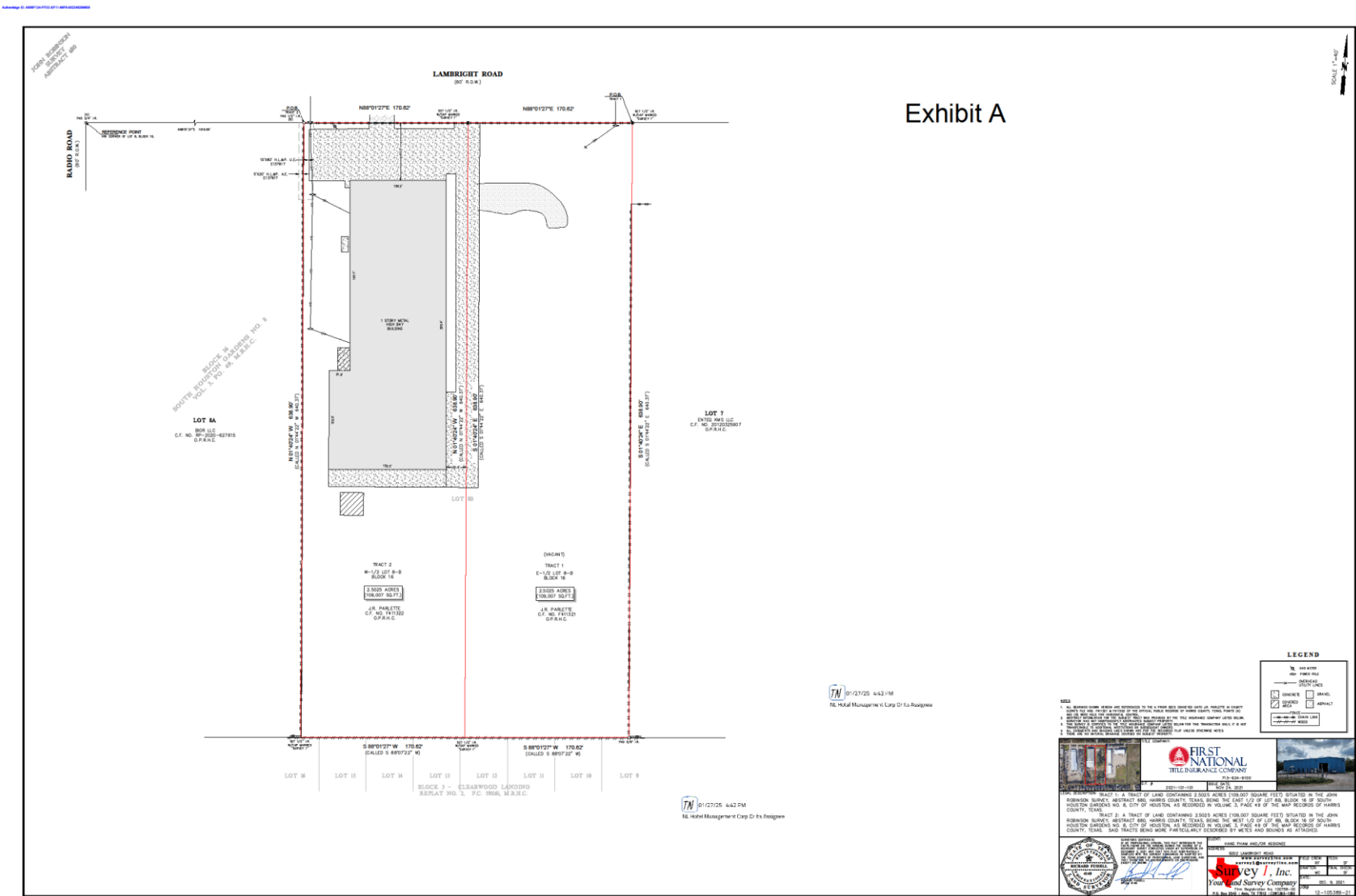


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Survey

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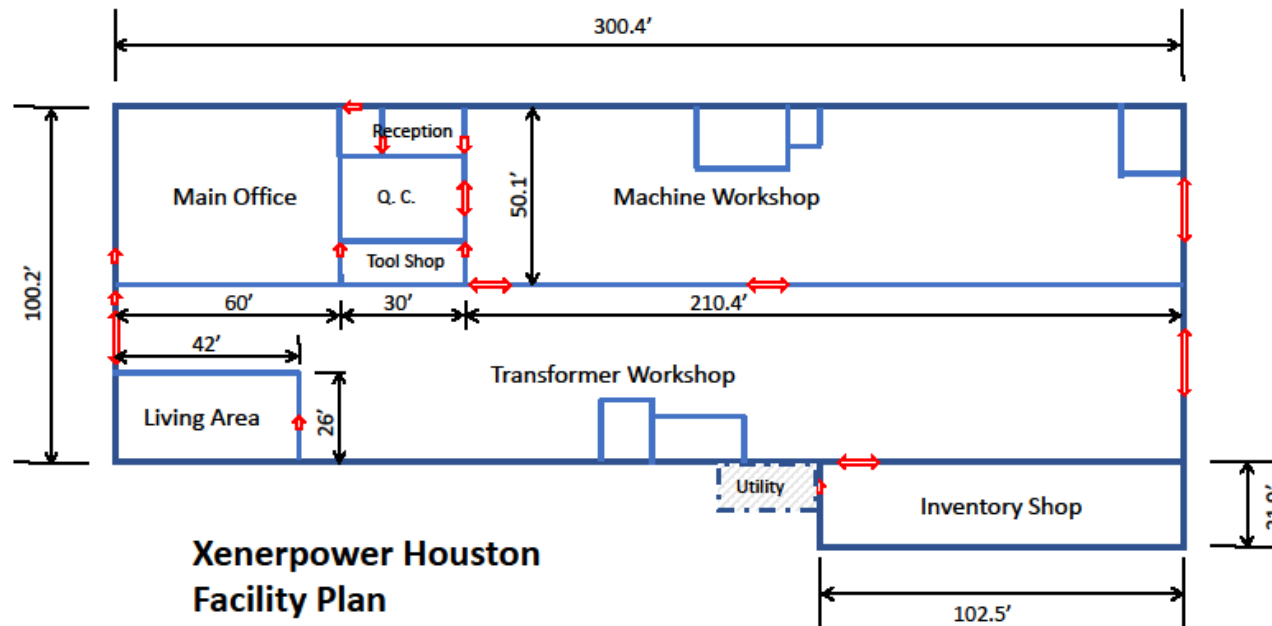


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Manufacturing Space Layout

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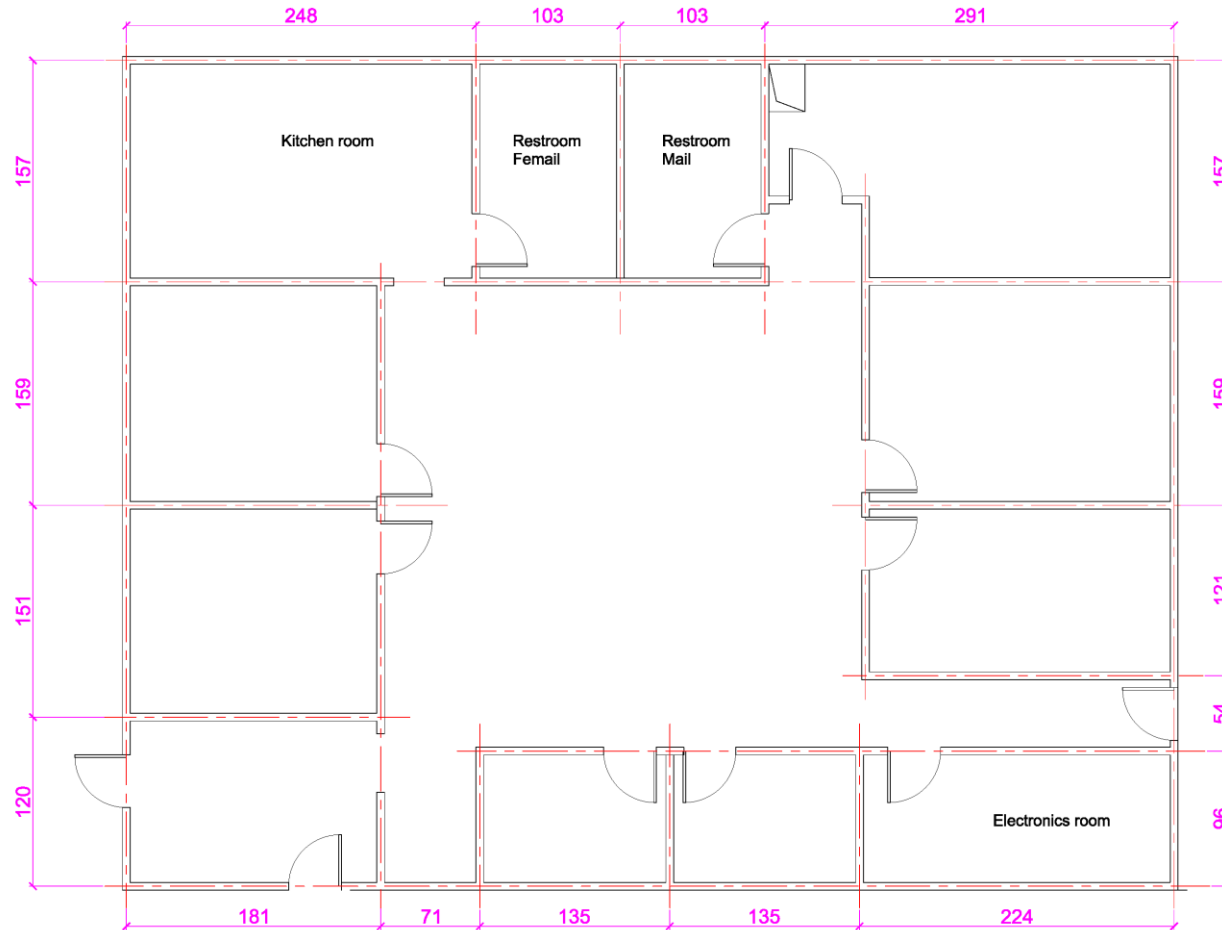


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Office Space Layout

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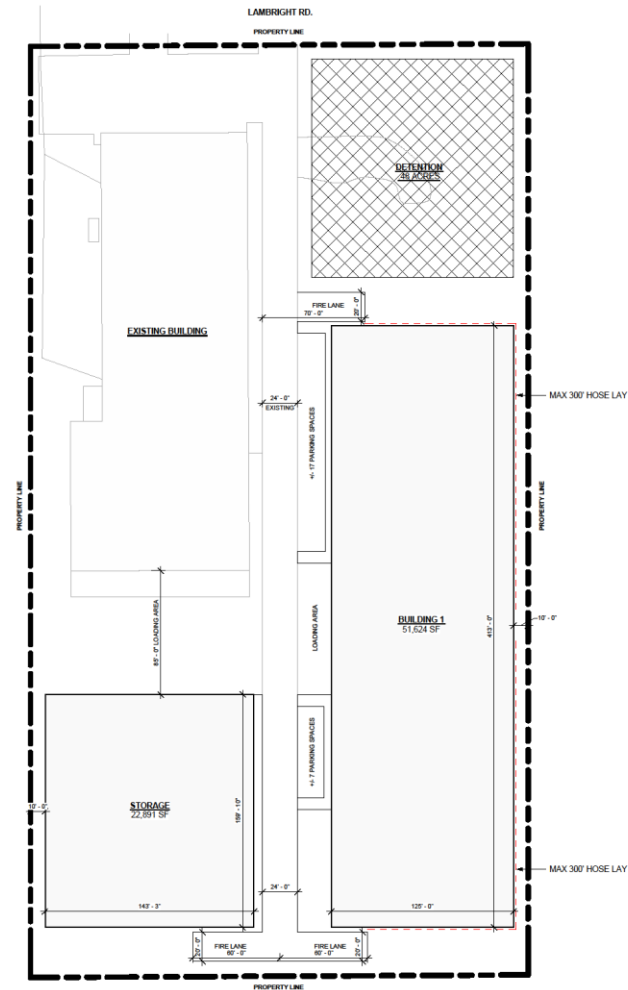


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New Construction Conceptual Design (the 2.5 AC Vacant Land)

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Houston, TX 77075



DISCLAIMER
THIS DRAWING IS ONLY INTENDED FOR USE AS A MASTER PLAN. PRELIMINARY DESIGN OR A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PRICING, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. UPON OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL SHOULD BE PREPARED.

PROJECT INFORMATION

SITE INFORMATION
TOTAL SITE: 5.80 ACRES
DETENTION: .40 ACRES

BUILDING CALCULATIONS
PROPOSED BUILDING 1: 51,524 S.F.
STORAGE: 22,891 S.F.
TOTAL BUILDING S.F.: 74,415 S.F.

PARKING CALCULATIONS
REQUIRED WAREHOUSE PARKING: 10 SPACES
REQUIRED OFFICE PARKING ASSUMED 10% OFFICE: 10 SPACES
TOTAL PROVIDED PARKING: 20 SPACES

CODE COMPLIANCE
THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING CITY OF HOUSTON APPLICABLE CODES, INCLUDING ALL ACCEPTED AMENDMENTS:

ADDITIONAL INFORMATION
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL ENERGY COMPLIANCE CODE (IECC)
2021 NATIONAL ELECTRICAL CODE (NEC)
2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

M25-01-B0056 | LAMBRIGHT RD INDUSTRIAL
9202 LAMBRIGHT ROAD
HOUSTON, TX 77075

CONCEPTUAL SITE PLAN
07.15.2025

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Apex Global Realty	9016277	help@uscc.biz	281 313 0766
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov