



Available

Crane-Served Heavy Industrial
+ Three Acres IOS (Permitted &
Construction-Ready)

14,319 SF | Port-Accessible

1,200A Power

25-Ton Crane (26' Hook Height)

8714 GALVESTON RD,
HOUSTON, TX 77034



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Property Summary

Address

8714 Galveston Rd, Houston, TX 77034

Land

±5.06 acres

Building Size

±14,319 SF warehouse/manufacturing space

Ideal for

Steel / pipe / fabrication, Energy services, Rigging / crane operators, Industrial mechanical contractors, Equipment fleet operators, Port-aligned industrial users.

Property Features

- Heavy industrial facility with integrated IOS yard in Southeast Houston.
- Civil plans for stabilized/paved yard improvements fully approved and construction-ready upon lease execution.
- Crane-served infrastructure with engineered yard capacity.
- Approved site plans available.





Property Summary

Location

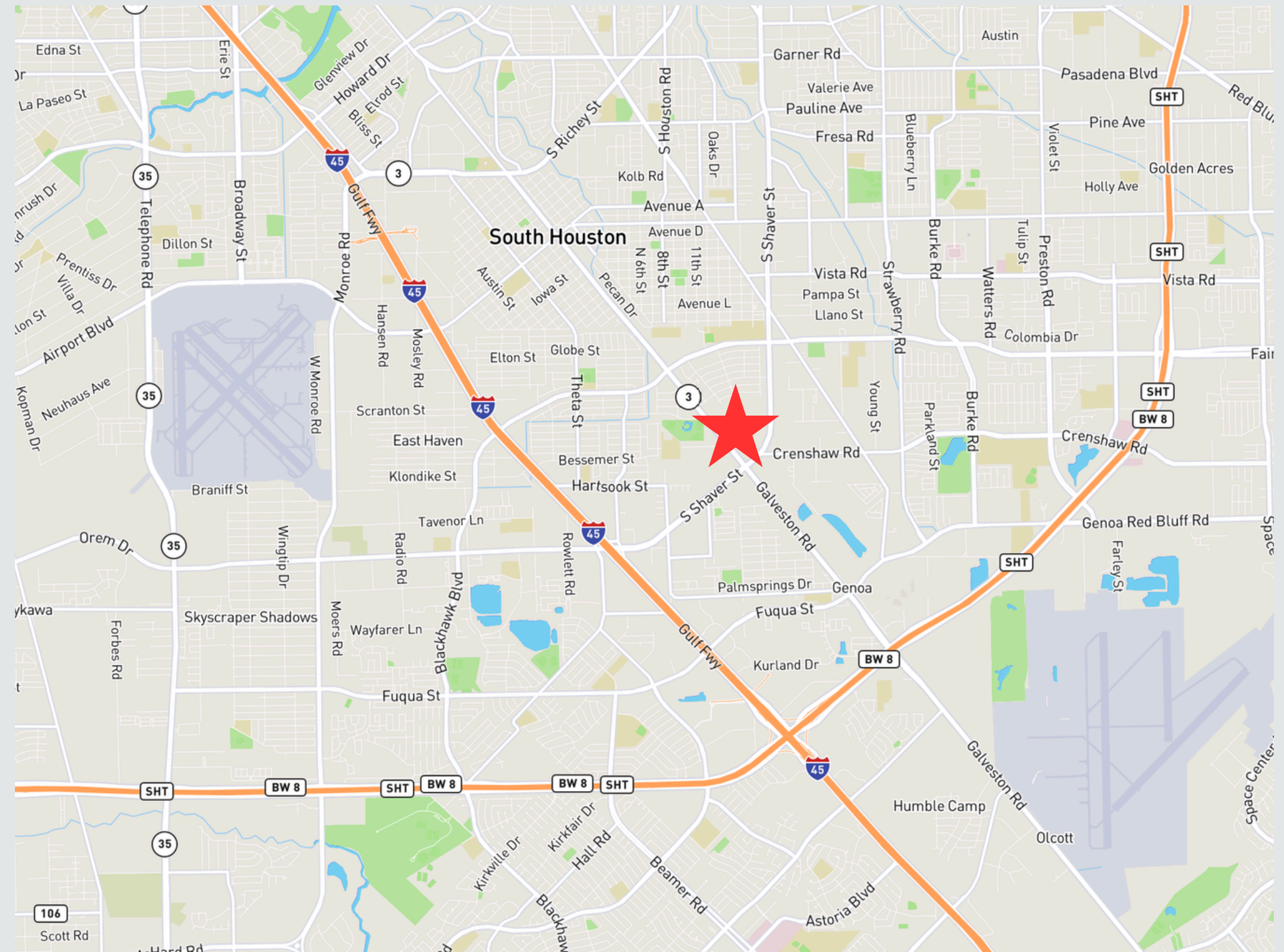
- Strategic Location – Minutes from I-45, Beltway 8, and Highway 3
- Close Proximity to Port Houston and Hobby Airport
- Zoned for Industrial Use – Flexible site for various operations
- Excellent Accessibility – Strong connectivity to major highways and industrial corridors
- Ample Lot Size for Yard, Parking, or Expansion (subject to specs)

Lease Terms

- Contact Broker for pricing information
- Preferred 7+ year term
- Stabilized/paved yard scope per approved civil plans included.
- Additional yard customization negotiable and incorporated into rent.

Sale Terms

- Contact Broker for pricing information





Building Details

- +/-14,319 SF total.
- 25-ton remote-operated bridge crane (26' hook height).
- 40' eave height.
- 480V / 1,200-amp 3-phase power.
- Oversized grade-level doors (front and rear).
- ±800 SF A/C flex space (expandable).



Yard/IOS Details

- ±3 acres IOS per approved civil plan.
- Stabilized/paved yard construction ready.
- Drainage and detention fully engineered and permitted.
- Approved for expanded impervious coverage.
- Designed for heavy truck circulation and material staging.
- Fully fenced and secured.





Site Plan



01 SITE PLAN
SCALE: 1" = 30'-0"

