

910 BRENDA STREET

HOUSTON, TX 77076

Owned by LMB Properties LLC
(a Texas limited liability corporation)



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DESCRIPTION

Property is a 16,000 sq ft metal building on approximately 1.85 acres. Building dimensions are 80 ft x 200 ft with a 14 ft eave height. Property has approximately 560 ft of road frontage. Building was originally constructed in the 1980s and partially renovated in 2021-2022. Building floor plan includes approximately 12,000 sq ft of shop space and 4,000 sq ft of office / living space. Property is totally fenced in with a 6 ft chain-link fence, including 3 gates located in the front / back of the building and side yard. Shop area includes grade level shipping and receiving. Property DID NOT flood during Hurricane Harvey. Approximately 0.7 acres of property could be sectioned off and sold as a separate lot. Survey dated March 2006.

SHOP

- Approximately 150 ft x 80 ft open floor plan – NO poles or columns
- Grade level drive-in bay with 10 ft x 12 ft roll-up door in back of shop
- Shop ceiling height is 20.8 ft with 14 ft eave height
- Shop walls are partially insulated
- 4 exhaust fans and 6 air inlet vents for cooling
- 14 sky lights
- No HVAC system in shop

OFFICE / LIVING AREA BUILDOUT

- Office / living area buildout renovated in 2021-2022
- Large kitchen / break room area
- Several offices throughout
- Partial HVAC system in office / living area

BATHROOMS

- 2 shop bathrooms (1 women's bathroom and 1 men's bathroom)
- 3 office / living area bathrooms, 2 of which have showers

ELECTRICAL

- 2,000 amps, 220 V, 3-phase power coming into building
- Shop is wired throughout with 220 V, 3-phase power for heavy machine-shop machinery

