



# For Sale

## \$1,999,999

# 2 New Construction Warehouses

### 2069 & 2077 Magnolia St, Pasadena, TX 77503

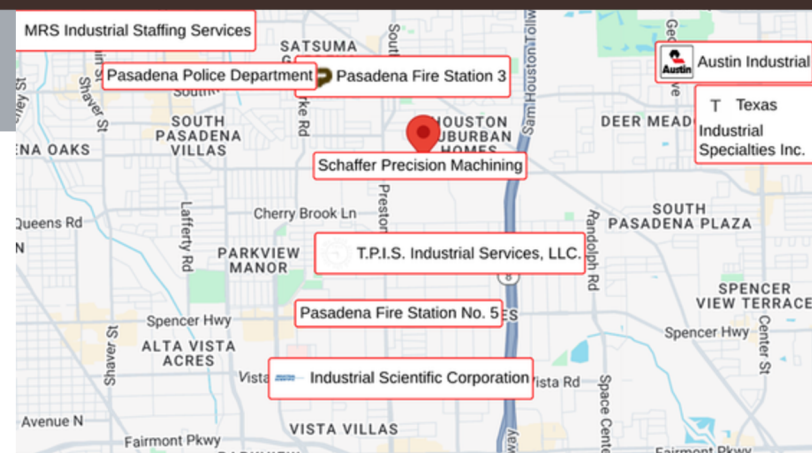
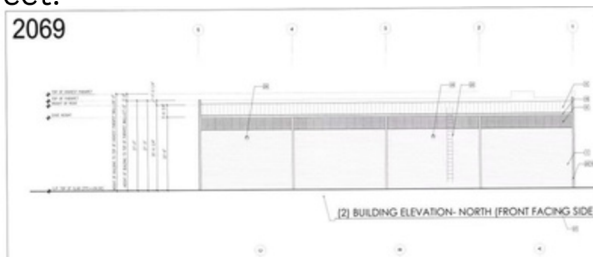
## Highlights

|                   |        |
|-------------------|--------|
| Lot SF            | 58,044 |
| Buildings SF (x2) | 9,846* |
| Office SF         | 875*   |
| Warehouse SF      | 8,975* |
| Price SF          | \$200* |
| Frontage          | 144ft  |
| Power             | 480v   |
| Flood Zone        | X      |

\*Buyer to verify all measurements\*

## Description

The property consists of two soon to be constructed warehouse buildings 2077 and 2069 Magnolia St: 9,811-9,846-square-foot warehouse with 875\*-square-foot Office space, The site offers 3-phase/480V power, three overhead doors (14' x 12'), and a 27-29 foot ceiling height. The property will be fully fenced with a total lot area of 58,044 square feet.



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