

12,250 SF Industrial Facility on 10.01 Ac ±8 Acres Expansion or Monetization Option



Priced **BELOW** Replacement Value, Machine Shop Equipment Included

1,600 Amps @ 480 Volts

Unrestricted

IAH North Houston



4421 Theiss Road, Humble, TX

Manufacturing Building with 1,600 Amps Heavy Power



Key Features

12,250 SF (2,000 SF Office 2-story)

10.01 ACRE LOT SIZE (8 Acre Yard / Expansion)

1,600 Amps @ 480V Power

3 Grade Level Doors (16' x 16')

18' Eave Height

Climate-control Infrastructure in Place

8 One-Ton Jib Cranes

Equipment Included (\$200K Value)

9 Min to IAH Cargo Terminal

LOCATION:

4421 Theiss Road
Humble, TX 77338

SIZE:

±12,250 Square Foot Building

OFFERING SUMMARY:

This is a two-component offering priced below market on both components. The \$2,900,000 list price covers a 12,250 SF industrial building at \$150/SF — below the \$158.43/SF closed-sale average for comparable Houston industrial properties — and 8 acres of excess land at approximately \$2.87/SF (\$125,000/acre), compared to market comparables trading at \$4.00–\$11.00/SF.

Existing is a 12,250 SF industrial building with 2,000SF of 2-story office. Sits on 10.01 acres with outside storage. 8 undeveloped acres (included in sale) for further development. Currently used for a machine shop with a total of 1,600 amps @ 480V. **Owner will leave equipment or it can be sold.** Includes two 3-phase 800 Amp services, 8 one-ton jib cranes, 18' eaves, and partially climate controlled with infrastructure in place for full climate control.

Current building sits on 2 ac tract out of the 10 acres total, leaving 8 acres for a yard or for development, or option to monetize for buyer by selling. Property is less than 3/4 miles from FM-1960 on the north side of the airport, just 9 minutes from the cargo terminal at IAH. Airport-adjacent property is being aggressively developed and this property is in the highly-desired area of development.

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Opportunity & Use Cases

Owner-User:

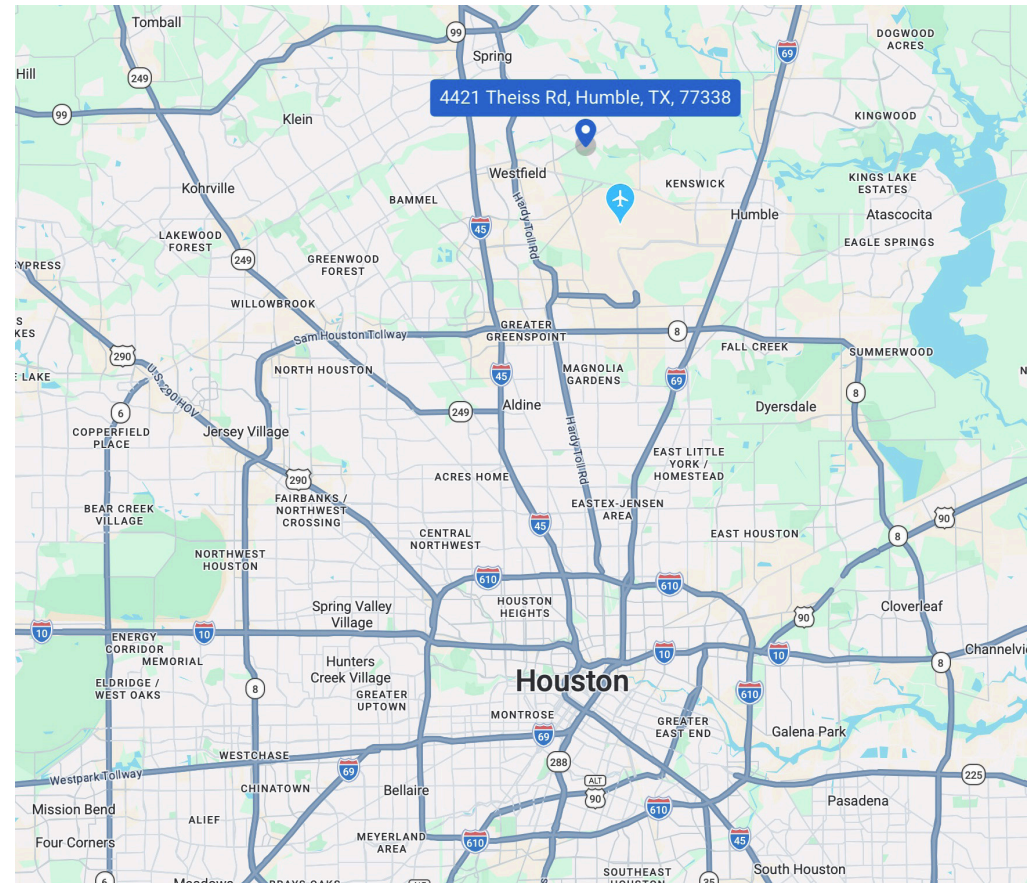
- Acquire building and infrastructure at a 27% discount to new construction, and avoid going through permitting and construction time
- Immediate machine shop or heavy-power operation usage
- Space for admin and operations

Investor:

- Yard sale / lease-up optionality
- Land value driver next to IAH / current development

Developer / Medium Term Value:

- 10-acre IAH-adjacent assemblage with subdivision or phased-development potential
- Unrestricted Zoning



FOR MORE INFORMATION PLEASE CONTACT:

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Specifications

BUILDING SIZE	12,250 SF
OFFICE AREA	2,000 SF
LAND AREA	10.01 Acres
POWER	480V, 1,600 Amps (2 × 800A 3-Phase)
CLEAR HEIGHT	18'
LOADING	3 Grade-Level Doors
FULL HVAC	Partially Installed (repair required)
ZONING	Unrestricted
Year Built / Renovated	1981 / 2000



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