

FOR LEASE

9411 Alcorn Street

HOUSTON, TX 77093

IOS YARD



Property Highlights

Approximately 22.4 Acres of stabilized development property

Located just south of Tidwell Road, just east of Hardy Toll Road and West of US 69

Former Truss Manufacturing Facility

±163,455 SF of buildings, including the following:

- Corporate 2-story office: ±12,610 SF
- Production office 2-story: 10,140 SF
- Three separate open sheds totaling: 19,009 SF
- Enclosed maintenance building: 3,680 SF
- Main production area, all open sides: 140,699 SF

Production area is fully sprinklered

Clear heights average from 16' to 20'

1200 amps/480V/3 phase service

Fully gated and fenced

Stabilized yard area is primarily asphalt paved with concrete drives

Out of the 500-year flood plain

149 Parking spots with 77 covered

Diesel generator for the corporate office



Property Photos



MAINTENANCE BUILDING



PRODUCTION AREA



PRODUCTION AREA

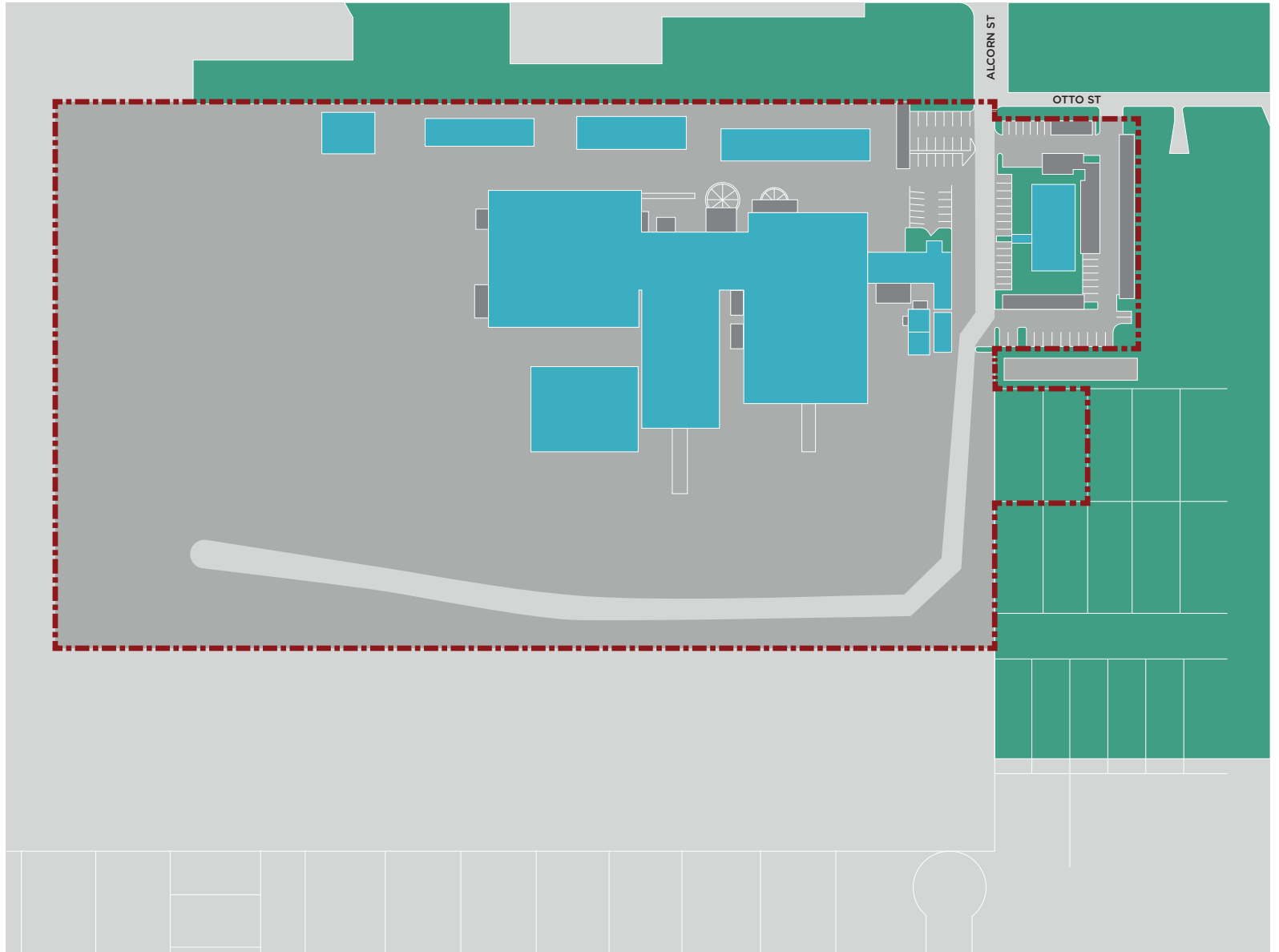


PRODUCTION AREA



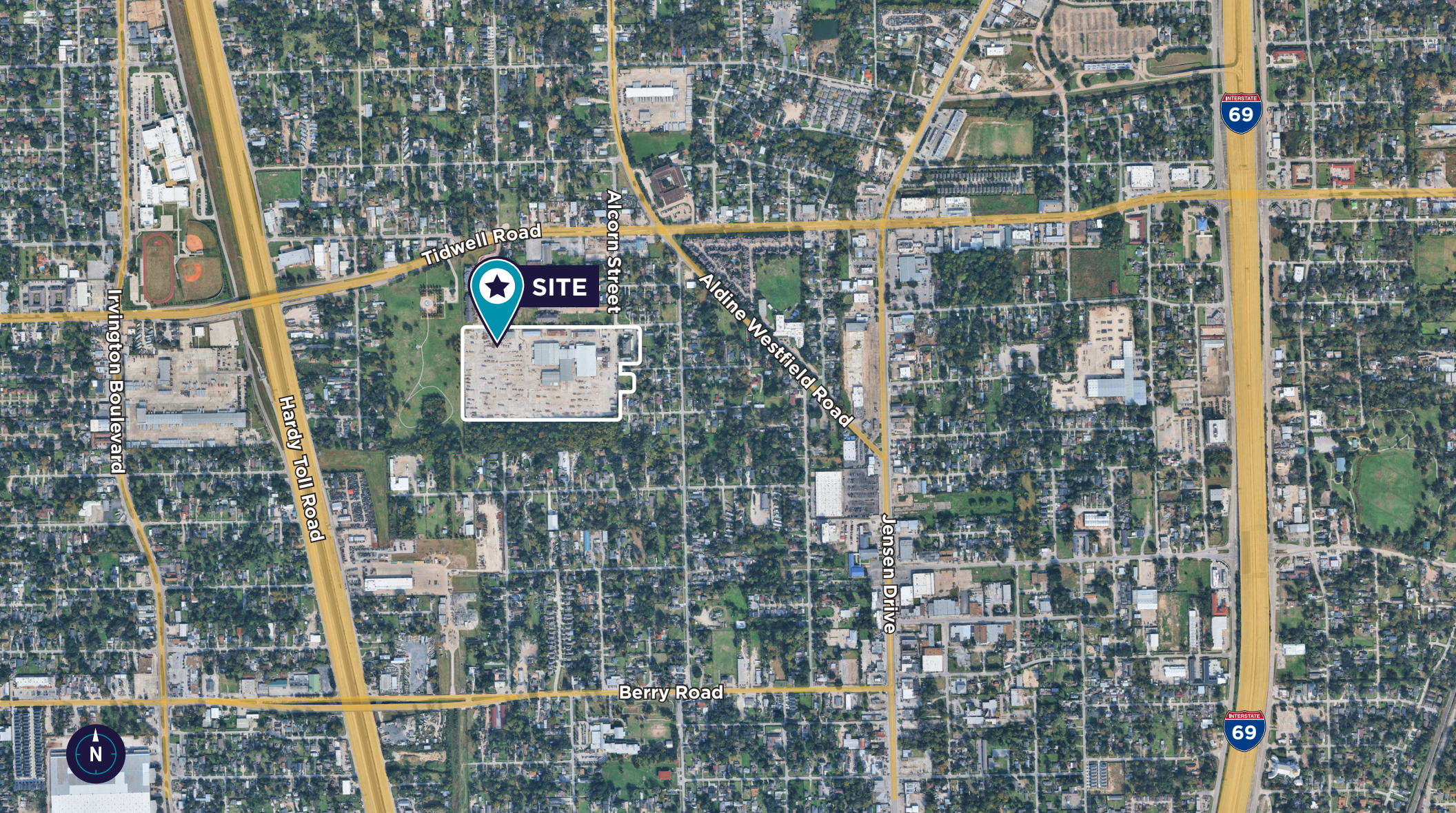
SHEDS

Site Plan





Aerial View



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