

**± 4,000 SF
OFFICE/WAREHOUSE
FOR LEASE**

204 Schilling Avenue, Baytown, TX 77520

SCOTT SINCLAIR

832-729-7977

scott@clairesinclair.com

WADE SINCLAIR

713-628-1671

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Claire Sinclair
PROPERTIES, LLC

281-424-0333
www.clairesinclair.com

PROPERTY DESCRIPTION

± 4,000 SF office/warehouse on a small, fully fenced storage yard with frontage on both Hwy 146 and Schilling St. ± 1,500 SF office, 2,500 SF warehouse, and 1,600 SF attached canopy that could be enclosed to expand the warehouse. Two 10'×10' overhead doors and 12' clear height. Secured by barbed wire fencing and cameras with motion sensors.

GROSS RENT \$12.60/SF/YR

Property is open to purchase offers. Price negotiable.



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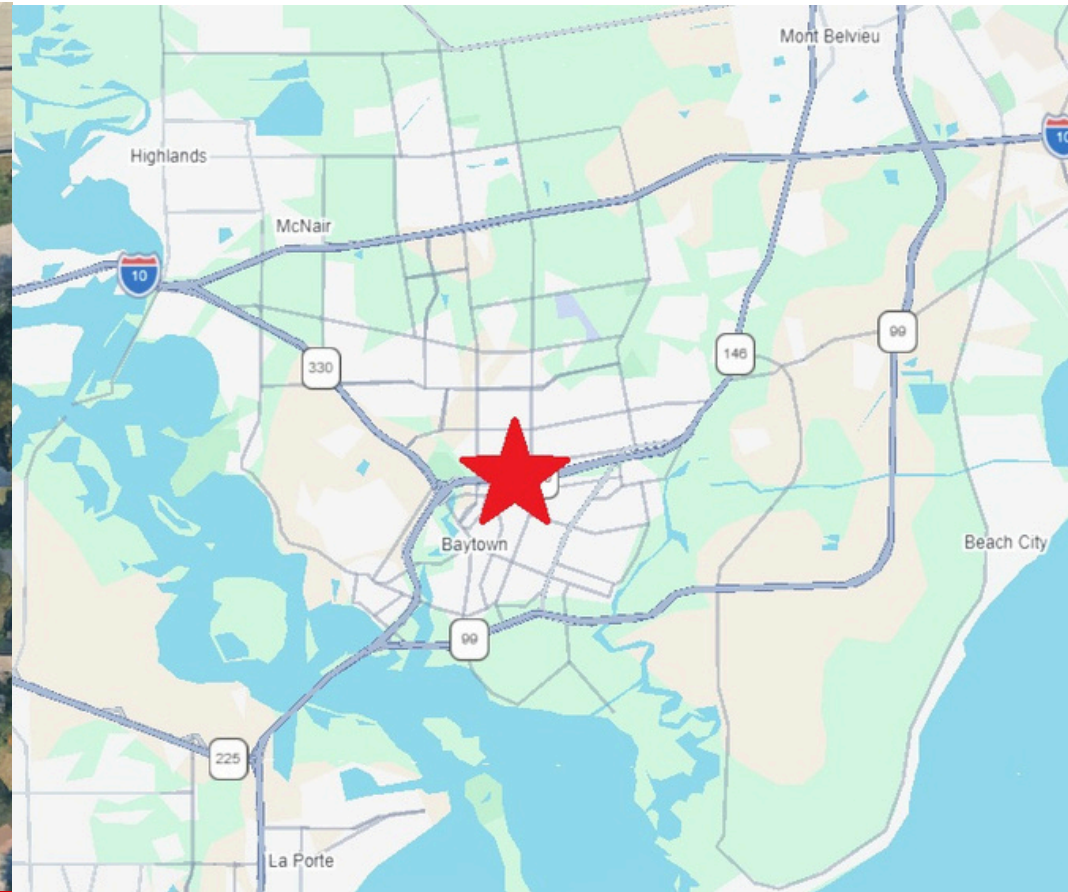
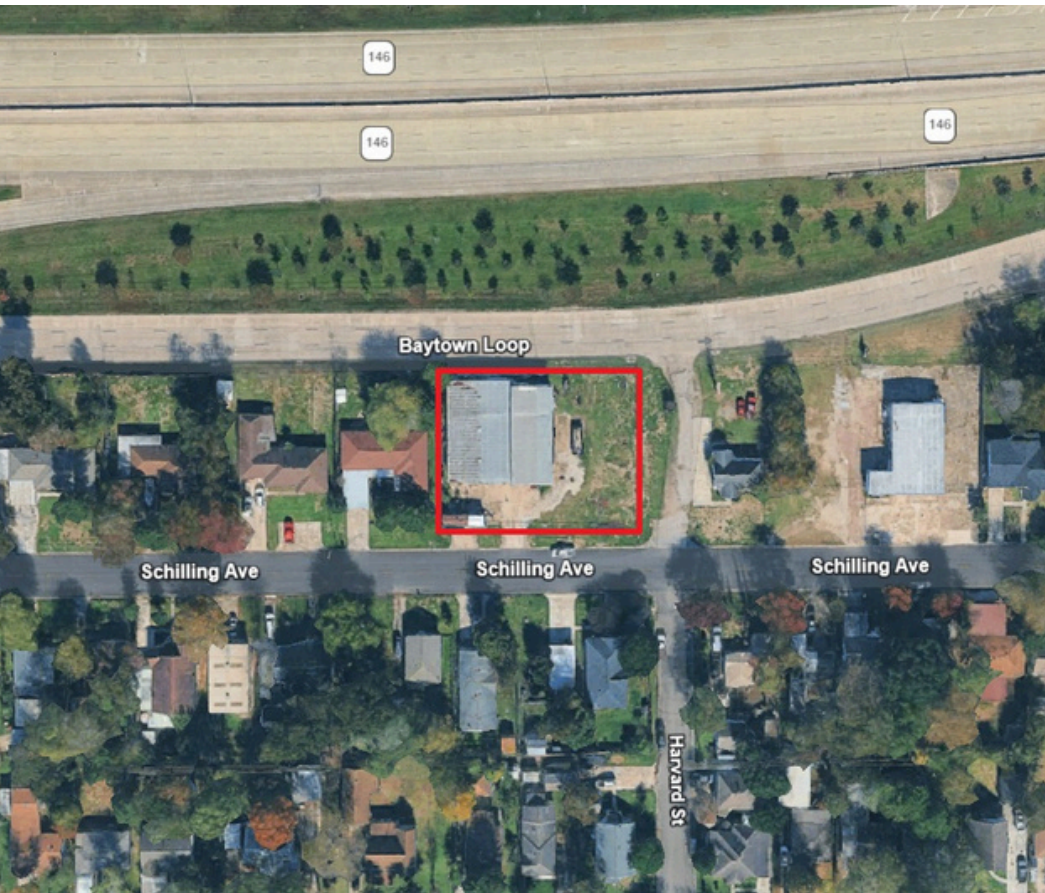
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PROPERTY LOCATION

Located along Hwy 146 feeder road and Schilling Ave.



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PROPERTY PHOTOS



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