

5306 CLINTON DR

139,964 SF
MANUFACTURING CAMPUS
AVAILABLE FOR LEASE



STEELVEST

FOR LEASE

5306 CLINTON DRIVE

HOUSTON, TX 77020

FACILITY OVERVIEW

139,946 SF

**OFFICE/
WAREHOUSE
ON ±7.1 AC**



- ± 3.51 Acres of Concrete Laydown Yard
- 32,861 SF Office Space:
 - Main Office 1st Floor: 11,873 SF
 - Main Office 2nd Floor: 16,475 SF
 - Shop Offices: 4,513 SF
- (12) Oversized Grade-Level Doors
- (2) Dock-Wells
- Multiple Bridge & Jib Cranes
- Warehouse Locker Room & Break Room
- Fully Equipped Gym w/ Restrooms & Showers
- Cafeteria w/ Full Kitchen
- Office furniture potentially available
- 3 Phase / 480V Heavy Power
- 1,500 kVA Ground-Mounted Transformer
- Easy Access to I-10, Loop 610, Hwy 59
- Within 2 miles from the Port of Houston

BUILDING HIGHLIGHTS

WAREHOUSE SECTIONS
107,103 SF TOTAL

BUILDING 1

- 30' x 20' column spacing
- (2) 5-ton jib cranes w/ 18' hook height
- (11) jib cranes
- 24' peak height

BUILDING 2

- 53' clear span
- (1) 5-ton crane w/ 10' hook height
- 34' peak height

BUILDING 3

- (1) 10-Ton crane w/ 24' hook height
- (4) jib cranes
- (2) additional crane-ready bays
- 40' peak height

BUILDING 4

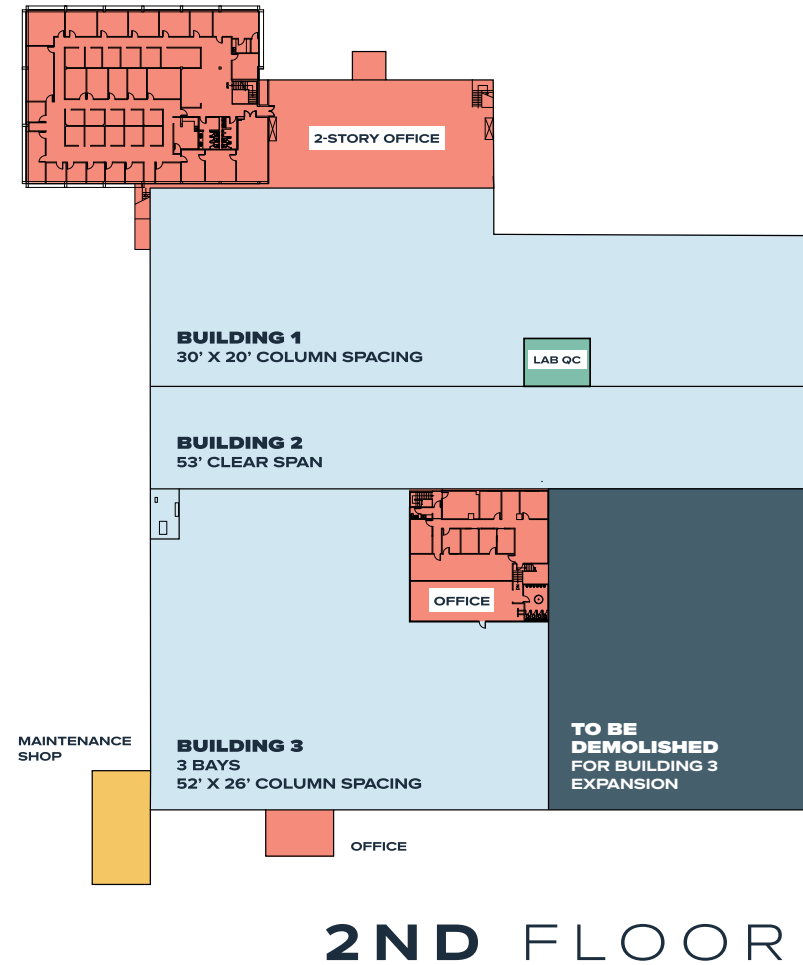
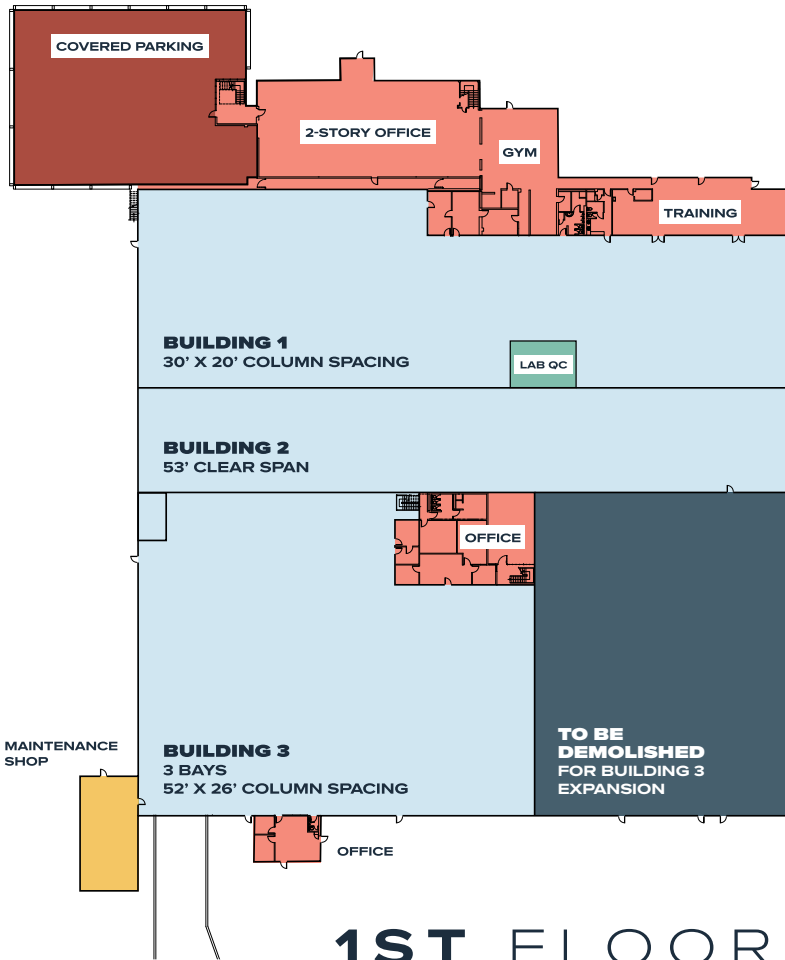
- To be demolished for Building 3 expansion
- (3) crane-ready bays (for Building 3 extended)



AERIAL DIAGRAMS



FLOOR PLANS



PROPERTY PHOTOS



IMMEDIATE ACCESS



IMMEDIATE ACCESS



5306 CLINTON DR

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