



FOR SALE

2113 GARDEN ROAD

PEARLAND, TEXAS 77581

Industrial Office / Warehouse Facility

±7,800 SF | ±0.55 Acres | Owner-User Opportunity



PROPERTY BOUNDARY SHOWN FOR MARKETING REFERENCE ONLY

A FLEXIBLE HEADQUARTERS FOR A GROWING BUSINESS

2113 Garden Road presents a distinctive opportunity to acquire a versatile industrial office and warehouse facility in Pearland. The property combines a polished, client-ready office environment with climate-controlled work areas, functional shop and warehouse space, gated access, and grade-level loading. Its adaptable layout can support professional offices, showroom functions, light production, fabrication, storage, distribution, or a contractor headquarters.

±7,800 SF

TOTAL BUILDING

±0.55 AC

SITE AREA

3

GRADE-LEVEL DOORS

GATED

CONTROLLED ACCESS

PROPERTY AT A GLANCE

Designed for business use

- Approximately 7,800 SF of office and industrial improvements on a roughly 24,000 SF site.
- Approximately 2,800 SF office component with reception, executive offices, open work areas, kitchen, and display or showroom potential.
- Approximately 5,000 SF industrial building with shop, storage, and operational workspace.
- Approximately 4,800 SF of the overall property reported as air-conditioned workspace.
- Three grade-level roll-up doors and approximately 10-foot clear height.
- Metal construction on reinforced concrete slabs.
- Gated frontage, paved circulation, and two storage containers.
- Currently owner occupied. Possession and included personal property are subject to negotiated terms.



GATED FRONTAGE AND SEPARATE OFFICE / WAREHOUSE COMPONENTS



Site & Building Configuration



OFFICE BUILDING

±2,800 SF

Metal exterior, pitched metal roof, concrete slab

INDUSTRIAL BUILDING

±5,000 SF

Metal exterior, flat metal roof, concrete slab

SITE

±24,000 SF

Approximately 0.55 acres with gated access

Professional Office & Showroom Environment

A client-facing interior that stands apart from a typical industrial property.



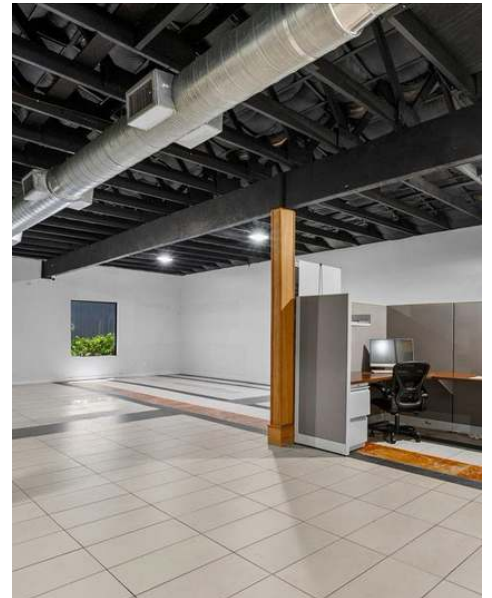
OPEN OFFICE / RECEPTION WITH EXPOSED STRUCTURE AND MODERN FINISHES



RECEPTION AND DISPLAY AREA



FLEXIBLE WORKSTATION LAYOUT



OPEN COLLABORATION SPACE

Flexible Workspace for Teams & Clients



OPEN PLANNING AREA



DISPLAY AND STORAGE FEATURES



BREAK / MEETING ZONE



KITCHEN AND COLLABORATION AREA

Amenities, Private Offices & Support Space



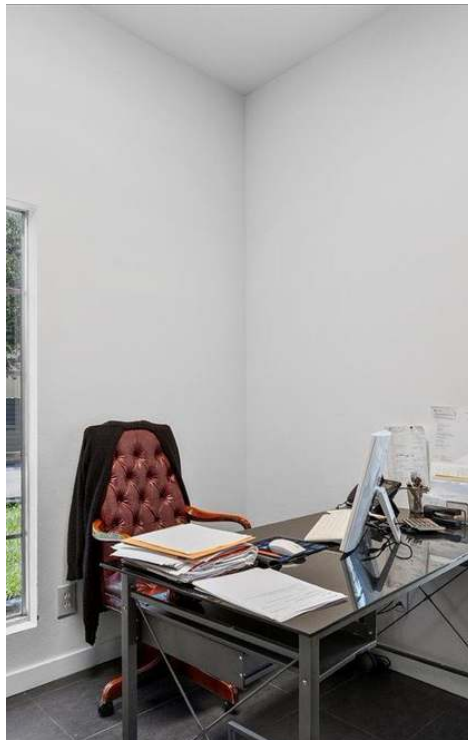
KITCHEN / BREAK AREA



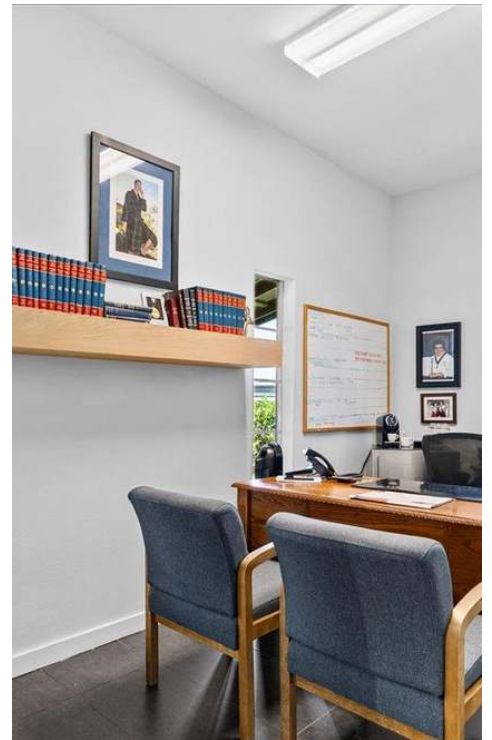
FLEXIBLE OPEN AREA ADJACENT TO KITCHEN



MODERN CABINETRY



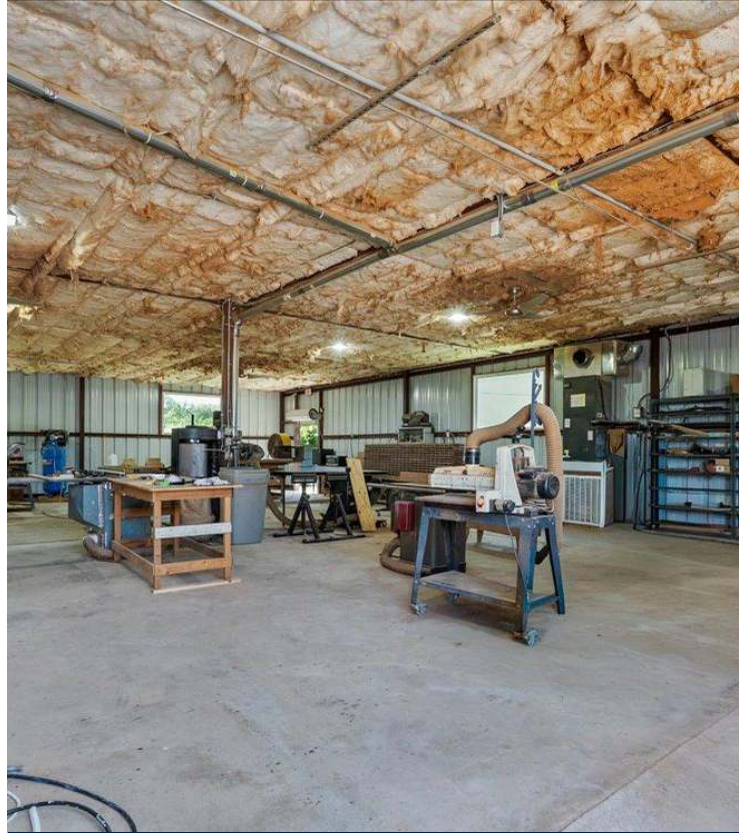
PRIVATE OFFICE



EXECUTIVE OFFICE



OPEN SHOP / PRODUCTION FLOOR



FUNCTIONAL INDUSTRIAL WORKSPACE

OPERATIONAL FEATURES

Built to support day-to-day business activity

- Three grade-level roll-up doors
- Approximately 10-foot clear height
- Reinforced concrete slab construction
- Open shop and production areas
- Air-conditioned work areas reported within the property
- Paved access between the office and industrial building

One Property. Multiple Business Functions.



PROFESSIONAL ARRIVAL



CLIENT-READY OFFICE



PRODUCTION / WAREHOUSE

CONTRACTOR HQ

Office, dispatch, inventory, tools, and secure yard functions.

SHOWROOM + STORAGE

Present products professionally while supporting back-of-house operations.

LIGHT PRODUCTION

Flexible shop areas for assembly, fabrication, or specialty production.

DISTRIBUTION / SERVICE

Workspace for field teams, service operations, and local distribution.

Prospective purchasers should independently confirm zoning, permitting, utility capacity, and suitability for their intended use.



ESTABLISHED PEARLAND LOCATION WITH REGIONAL CONNECTIVITY

REGIONAL ACCESS

Convenient access for employees, customers, and service routes

1

SH 288

2

Beltway 8

3

Highway 35

4

FM 518 / Broadway Street

5

Interstate 45

[VIEW PROPERTY LOCATION](#)[Click to open Google Maps](#)[OPEN MAP](#)

Additional Property Views



GATED FRONTAGE



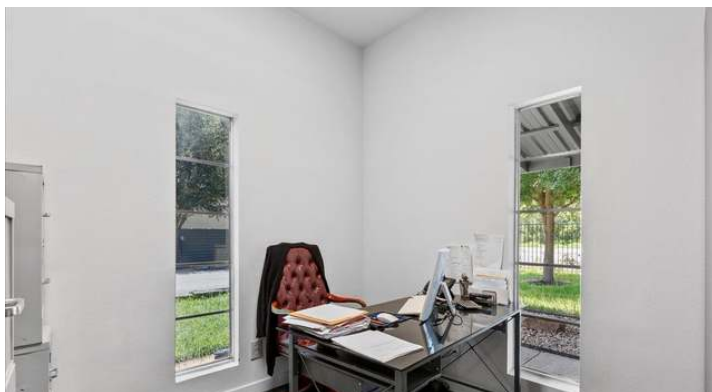
COVERED ENTRY



OFFICE INTERIOR



KITCHEN / COLLABORATION



PRIVATE OFFICE



WAREHOUSE / SHOP

SCHEDULE A PRIVATE TOUR

2113 Garden Road

Pearland, Texas 77581



MANDIE MCMILLAN

Broker / Owner

RE/MAX Coastal

PHONE

281-300-1267

EMAIL

mandie@mandiemcmillanteam.com

WEB

mandiemcmillan-realestate.com

BROKER DISCLAIMER

The information contained in this offering memorandum has been obtained from sources believed reliable, but has not been independently verified. No representation or warranty is made as to accuracy or completeness. Prospective purchasers should conduct their own due diligence regarding measurements, condition, zoning, permitted uses, utilities, environmental matters, and all other factors material to a purchase decision. Property is offered subject to errors, omissions, prior sale, withdrawal, or modification without notice.

The Mandie McMillan Team
REMAX
Coastal