

FOR LEASE INDUSTRIAL WAREHOUSE

📍 611 LOCKHAVEN DR
HOUSTON, TX 77073



±25,074 SF INDUSTRIAL WAREHOUSE

\$9.36 /SF + NNNs

- ±18,000 SF WAREHOUSE WITH ±7,074 SF OFFICE (HVAC)
- LAND AREA: ±2.36 ACRES OR 102,801 SF
- ±3/4 ACRES OUTSIDE STORAGE: PAVED CONCRETE
- 25+ EV HOOK UPS
- EAVE HEIGHT: 20' - 21'
- BUILDING TYPE: TILT -WALL
- LOADING: OHD (6) W/ 2 DOCK-HIGH (2); TWO (2) SEMI DOCKS
- YEAR BUILT: 1983 — REMODELED 2022
- FULLY FENCED WITH OUTDOOR LIGHTING
- ROOF: COMPOSITE NEW IN 2021 10 YEAR WARRANTY

ED AYRES

PRESIDENT - HOUSTON REALTY ADVISORS

(832) 641-6003 • ed@houstonrealtyadvisors.com

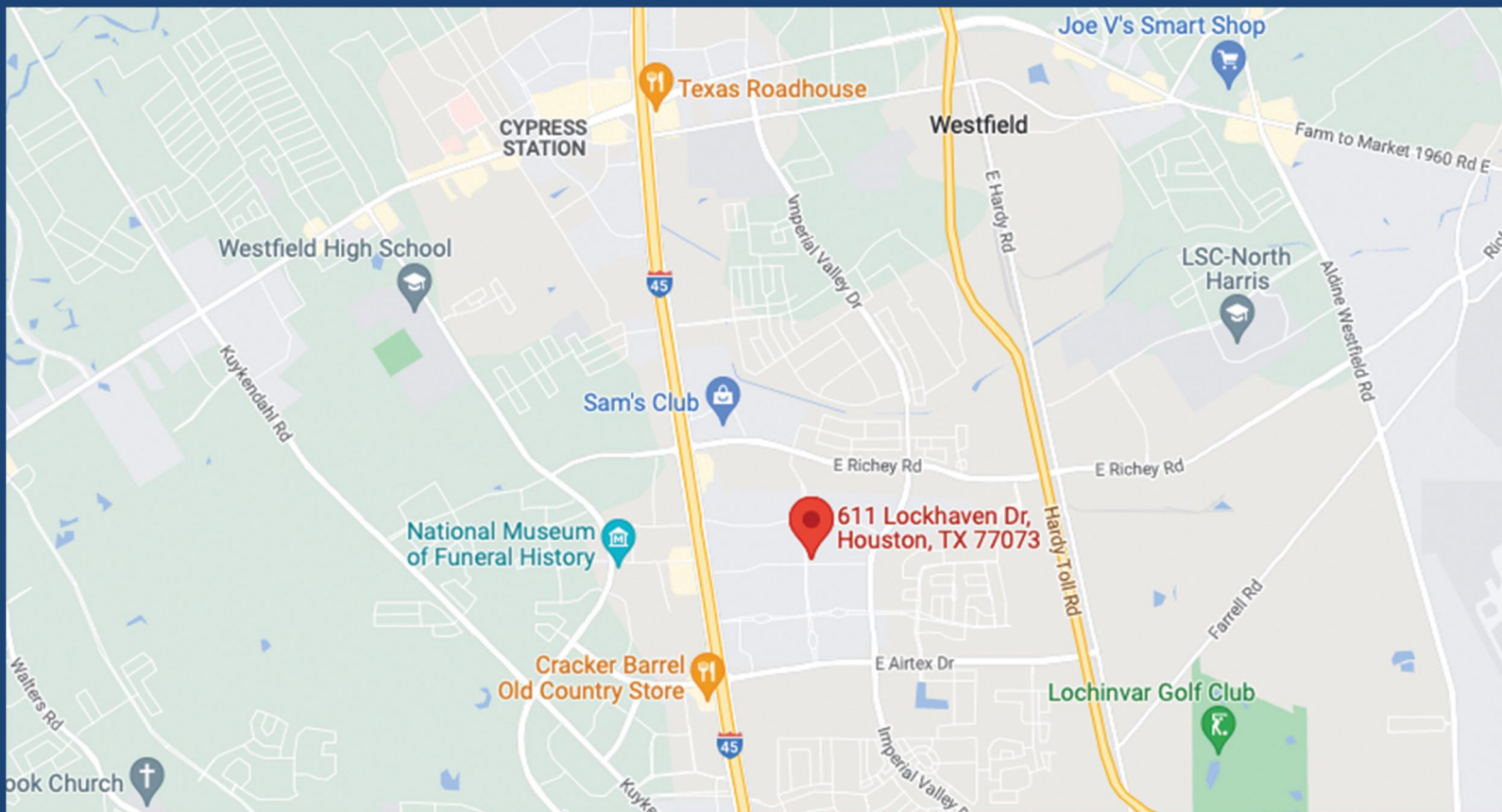


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ABOUT THE PROPERTY

611 Lockhaven (The Property) consists of a $\pm 25,074$ SF building on 2 adjoining land parcels totaling ± 2.36 acres of land. The Property is fenced with lighting and concrete stabilization for outside storage & staging. The warehouse buildings have 1 ramp for grade-level loading, new LED lighting, and roof-panels for natural lighting & ventilation. The Building is concrete tilt wall, so well insulated, also has 2 semi-dock loading and 2 dock-high in addition to ramp-in. The building has multiple overhead doors, at least one of which is 14' x 16' oversized. Office areas are mostly open concept and used for shipping/receiving/sales and have coffee bar and a conference room. The building is well maintained with slabs in good condition. The property has superior ingress/egress with two (2) curb cuts along Woodham Dr. and another one (1) main entrance from Lockhaven.



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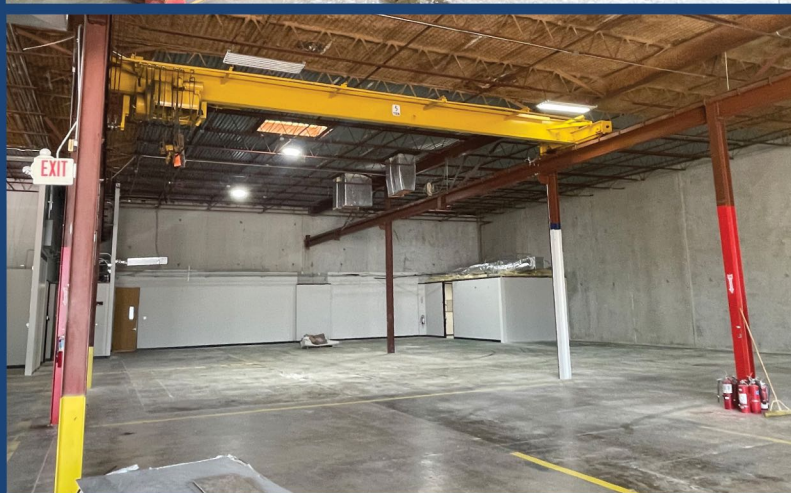
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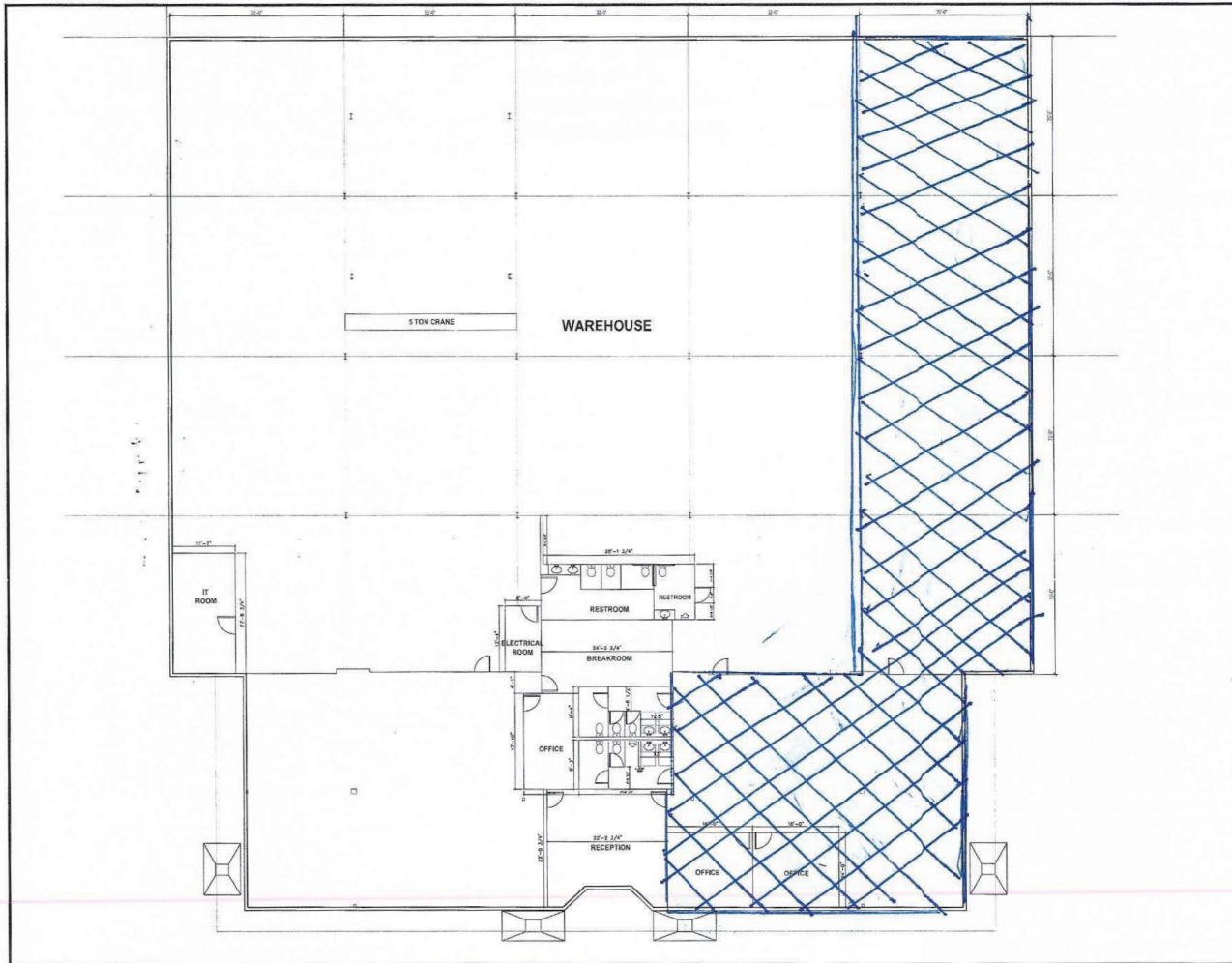
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PROJECT: 611 LOCKHAVEN DR, HOUSTON, TX 77073

VICINITY MAP

REV	ISSUE DATE	DESCRIPTION

FOR INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE.
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
ENGINEER: MKE HAYES, P.E.
P.E. SERIAL NO. 893610
DATE: 3/8/2021

ALPINE ENGINEERING & CONSTRUCTION, L.L.C.
2821 JORDENS ROAD STE. 100
HOUSTON, TEXAS 77084
MKE (511) 583-0044
www.alpineengineering.us
T307P2# 12562

DRAWN BY: MKE HAYES
CHECKED BY: MKE HAYES
DATE: 1/1/2021
SHEET NO: A1.0

FLOOR PLAN

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Commercial