



For lease

24,000 SF Crane-Served Building on 3.66 AC

8831 Industrial Dr, Pearland, TX 77584

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SEE A BRIGHTER WAY

Property overview

Highlights



24,000 SF Crane-Served Building on 3.66 AC
• Expandable to $\pm 33,000$ SF ($\pm 9,000$ SF)



Office: 2,592 SF



Climate Controlled Production Space



Grade level doors: Two (2) 14'x16'



Dock Well: One (1) 10'x10'



22' Clear Height



LED Lighting



High Volume, Low-Speed Fans



(3) 2-Ton Overhead Cranes



Heavy Power: 3-Phase/480V 1000 Amps



21 striped parking spaces



Fully fenced yard with electric gate



Fully Sprinklered

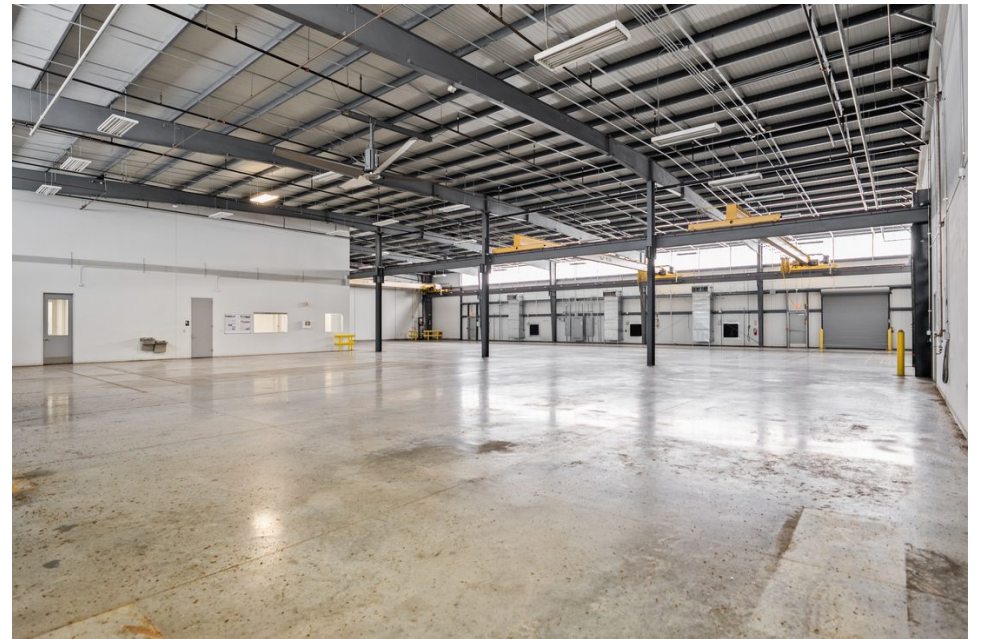
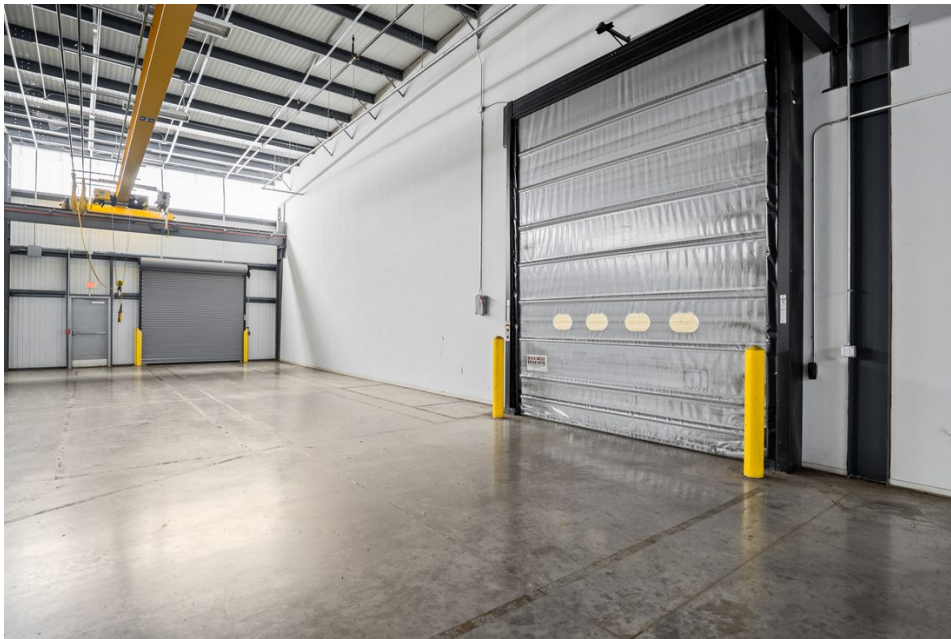
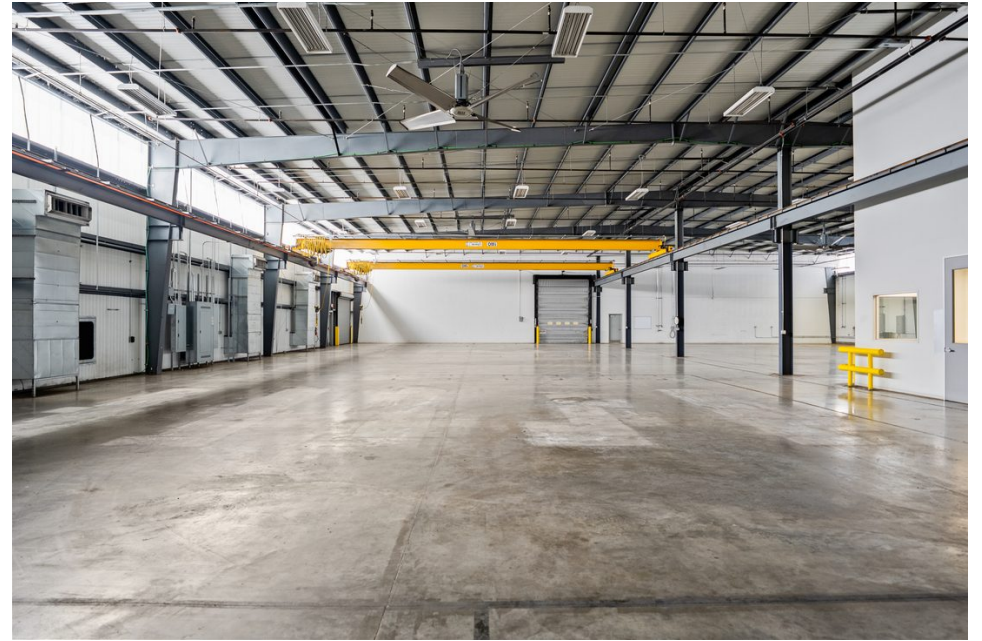


On-Site Detention

Contact broker for pricing



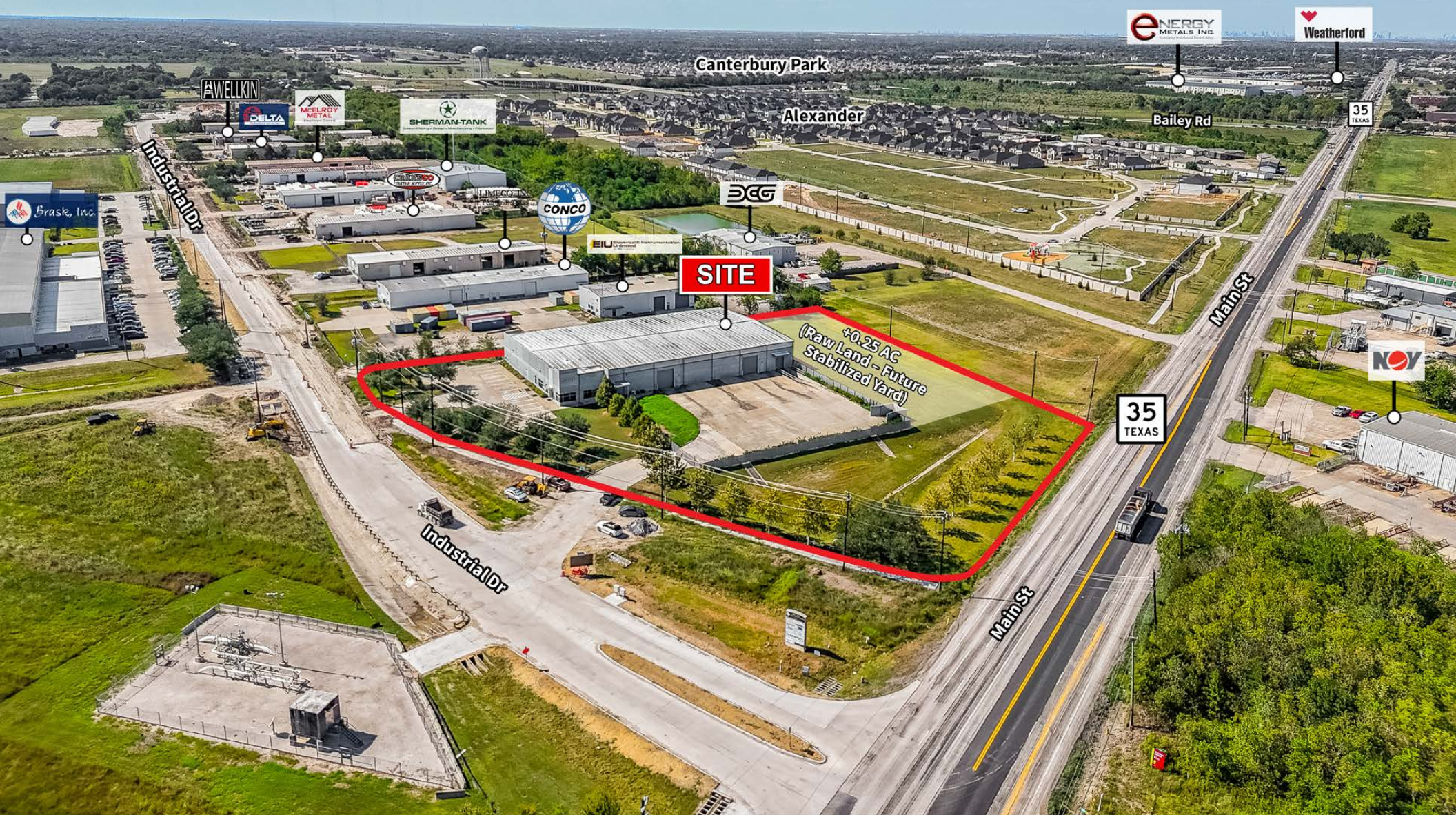
Main warehouse area



Office area



Site plan for a proposed 24,000 SF future building and truck court. The plan shows a large rectangular building footprint (200' x 139'-0") with an expandable area of ±9,000 SF. To the right is a truck court with a ramp, fence, and grass area. A 4'-0" chain link fence gate with a Knox box is located on the left. The site is bordered by Industrial Drive to the south and State Highway 35 to the east. A 25' water and sewer easement and a 5' electric easement are shown. A detention pond is located near the highway. The plan also includes a meandering sidewalk, a chain link fence and gate, and a sliding gate with a Knox box. The site is zoned A-2 and A-479.



For inquiries, please contact:

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