



For Lease

±120,087 SF crane served manufacturing / long products distribution facility

Site features:

- **Total:** ±120,087 SF (277' x 410')
- **Office:** ±6,208 SF
- **Land:** ±6.78 acres (additional land available)
- **Clear Height:** 36'
- **Loading:** (4) grade level, (1) truck well
- **O/H Doors:** (4) 24' x 16', (2) 18' x 22'
- **Cranes:** (6) 10-ton cranes, (1) 6-ton crane, 2 cranes per bay, multiple jib cranes. hook height 24.5'
- **Power:** 1600 amps - 480v - 3 phase
- **Parking:** ±50 spaces with room for more
- **Lighting:** T-5
- Fully insulated roof
- Natural gas
- Compressed airlines throughout
- **Available Now**
- **Asking Lease Rate: \$0.64/SF NNN**
- **Estimated OPEX: \$0.145/SF**

**6202 Lumberdale Rd.
Houston, TX 77092**

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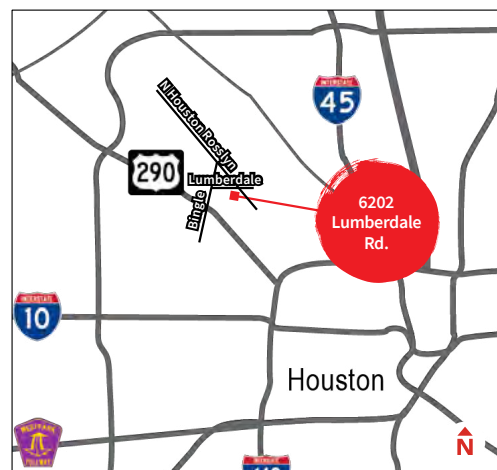
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Building Photos



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Warehouse Photos



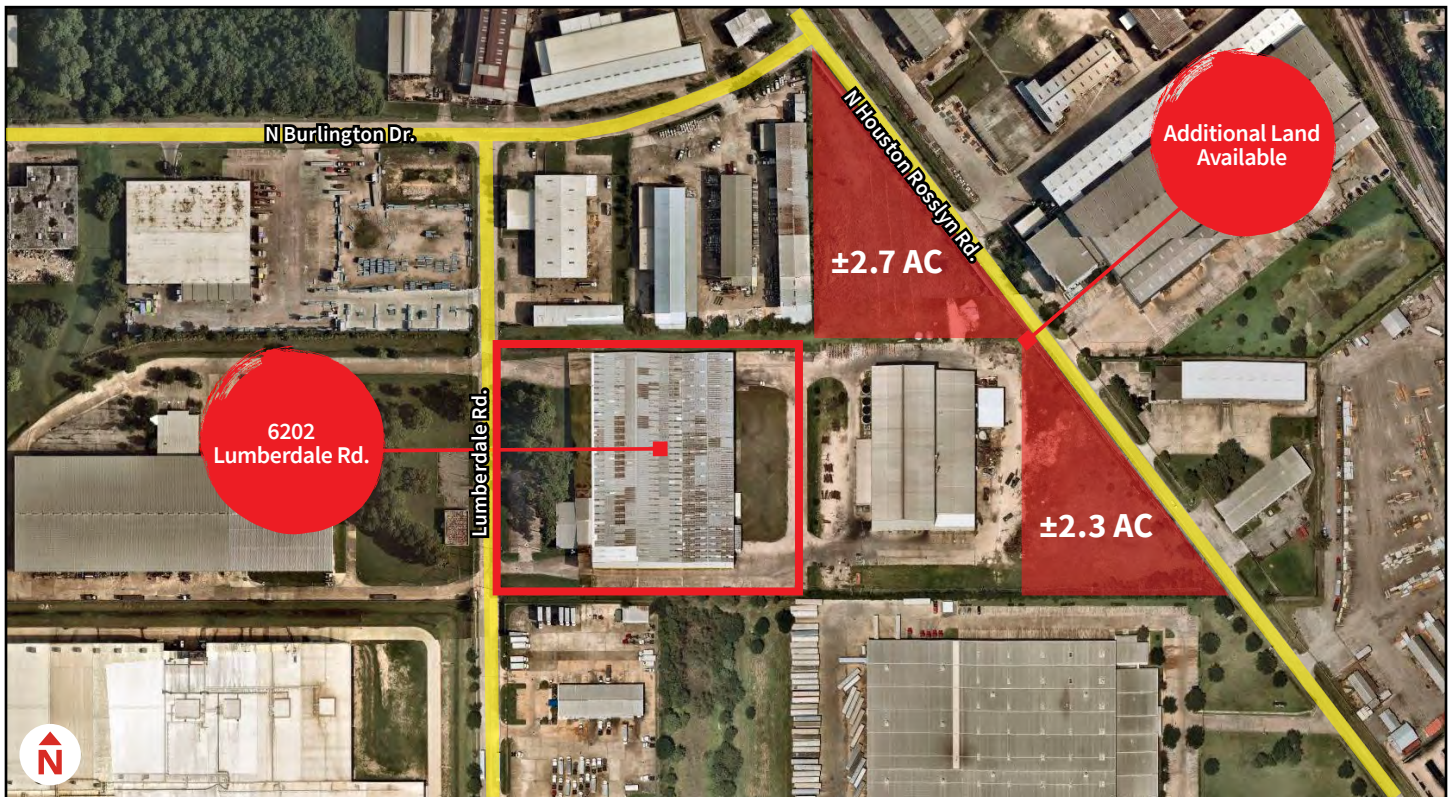
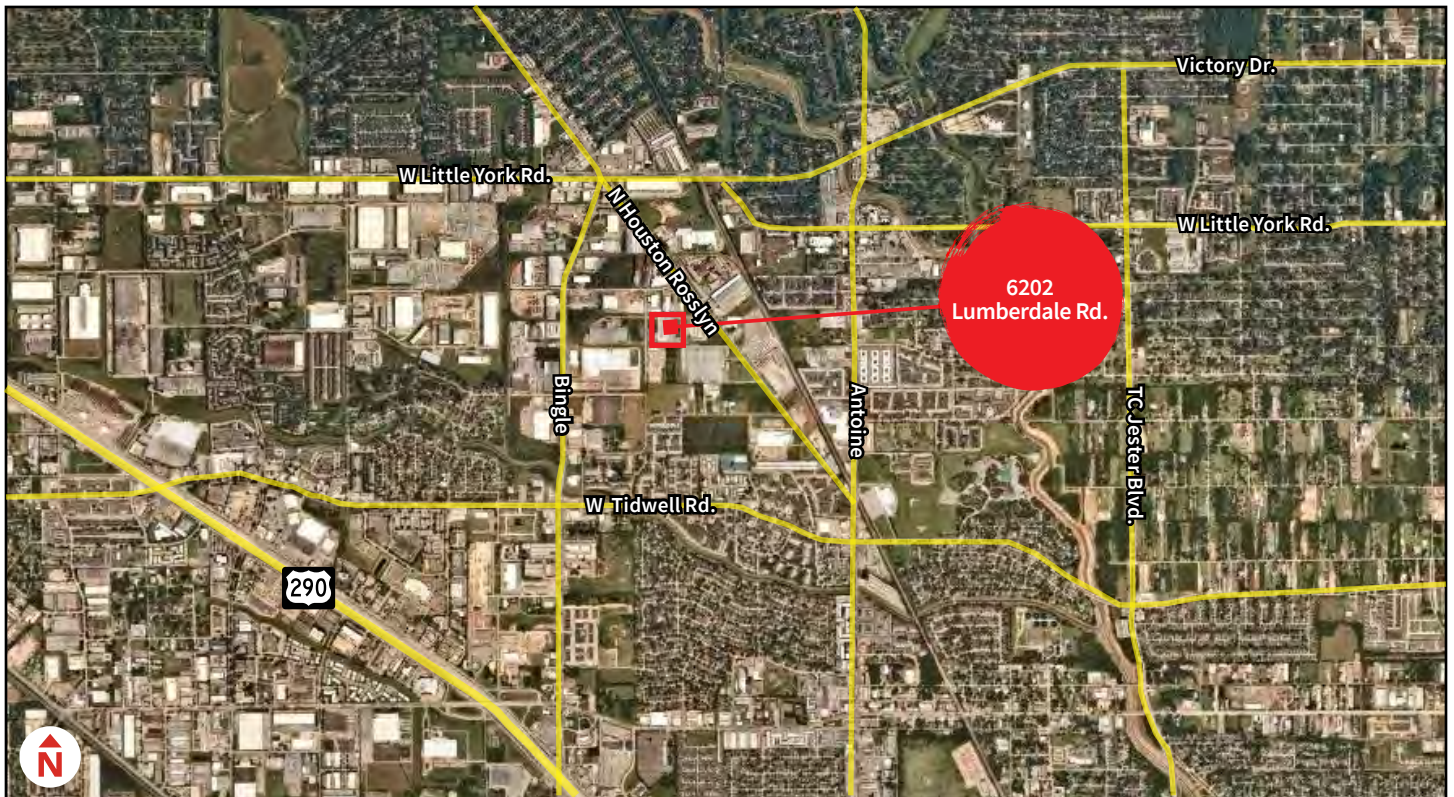
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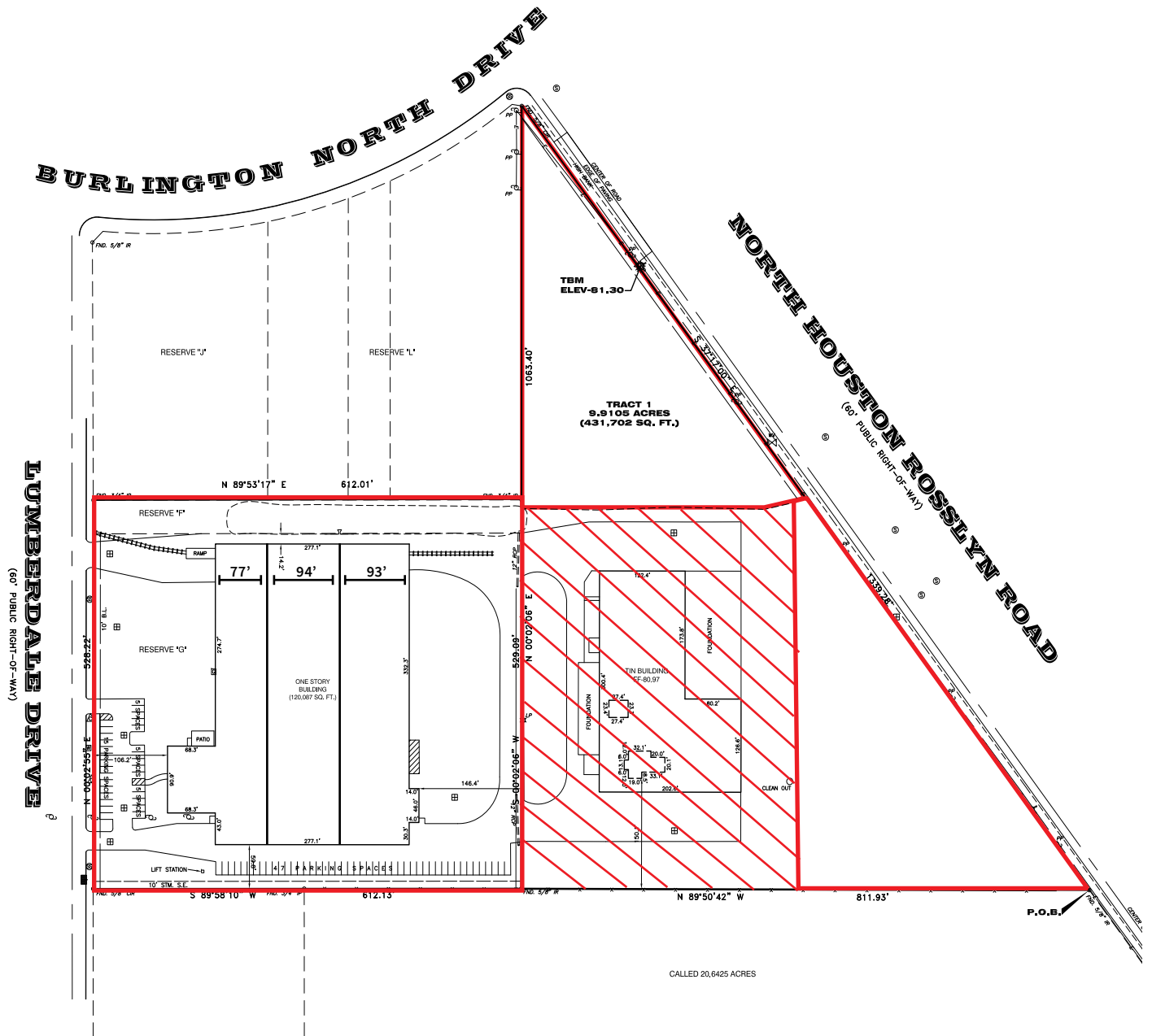
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Building Drawing



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