

# FOR LEASE

## Manufacturing/Distribution Building in Pearland, TX

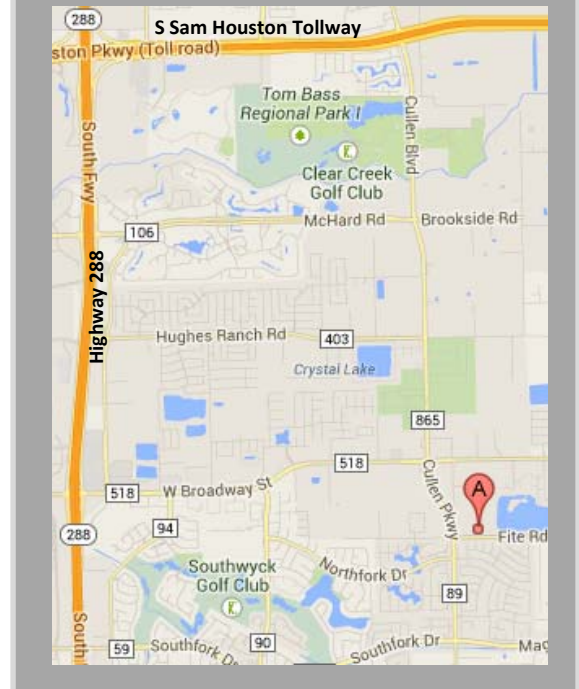


### BUILDING INFORMATION

- 81,645 ± SF industrial building including 4,000 SF office (two story)
- 4.8243 acres ±
- 12 dock-high doors, 2 front load truck wells, 2 grade level doors
- Metal construction with:
  - 75,645 SF 20' eave height
  - 6,000 SF 16' eave height
- City of Pearland Zoning = "Commercial District"
- Outstanding location south of Houston with easy access to Highway 288 and FM 518 and Beltway 8
- Rental rate - \$0.37 PSF (NNN)
- **Available 3/15/16**

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