



33,210 SF Crane-Served Office/Whse on 3.21 AC

PROJECT FEATURES

- Total Size: ±33,210 SF Total SF
- Office: 10,000 SF 2-Story Class "A" Office
1,231 SF 2-Story Warehouse Office
- Warehouse: 22,595 SF Warehouse
- Land: 3.2068 Total AC
- 1.1937 AC Heavy Concrete Storage/Yard Area
- 25' Eave Height
- (1) 15-Ton Overhead Crane
- 20' Hook Height
- 480V / 3 Phase / 400 Amps
- (4) 18' x 18' Drive-through Grade-level Doors
- 2,500 SF Roof Extension
- 500 SF Contained Wash Bay
- Covered Visitor Parking
- Property Completely Fenced and Gated
- Primary Lease Expires November 30, 2013
- Longer Term Lease Available
- Key Map: 449B

5535 Brystone Drive
Houston, TX 77041



Lane F. Guinn
5858 Westheimer, Ste 110 • Houston, TX 77057
Phone: 713.784.7770 • Fax: 713.784.7775
lguinn@jlm-commercial.com