

**±25,657 SQ.FT.  
FREESTANDING  
INDUSTRIAL  
BUILDING  
FOR LEASE OR  
FOR SALE**



**10016 EASTEX FREEWAY, HOUSTON, TEXAS**

**PRICE REDUCED**



## PROPERTY FEATURES

- ▶ ±25,657 SF with ±4,650 SF of Newly Renovated Office/Showroom
- ▶ 9 Private Offices, Break Room, Conference Room, and Showroom
- ▶ Eastex Freeway Frontage with Billboard Signage
- ▶ 3 Grade-Level Overhead Doors
- ▶ LED Lights Throughout Warehouse
- ▶ Big Ass Fan in the Warehouse
- ▶ Fenced and Gated Outside Storage
- ▶ **SALES PRICE - \$2,400,000**
- ▶ **LEASE RATE - \$0.70 NNN with \$0.26 OpEx**

## CONTACT INFORMATION

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**Andrew T. Bischoff**

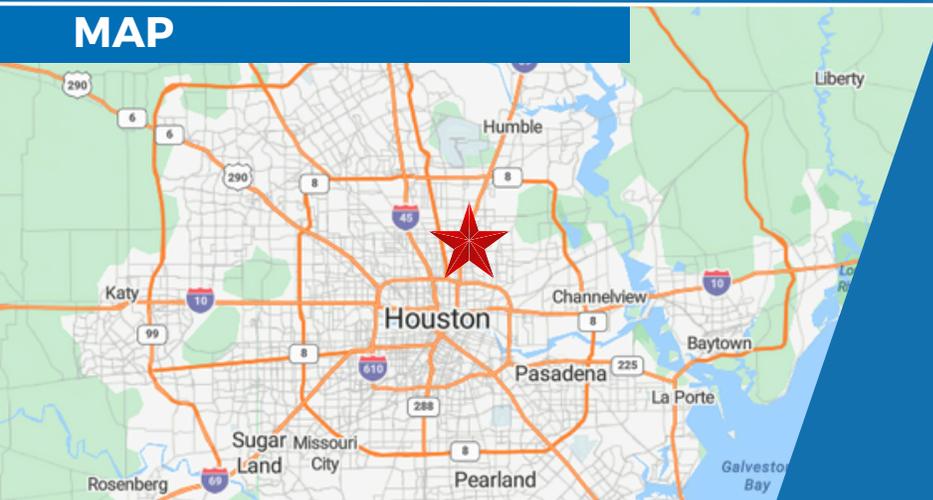
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## 10016 EASTEX FREEWAY, HOUSTON TEXAS

10016 Eastex Freeway features a single-tenant industrial property spanning approximately 25,657 square feet. Situated along the Eastex Freeway (I-59/I-69), nestled between I-610 and Beltway 8, this location offers significant visibility and accessibility. The facility includes a modernized 4,650 square foot office/showroom area, complemented by 21,007 square feet of warehouse space equipped with LED lighting for efficiency. Additionally, the property is enhanced with three grade-level overhead doors, external storage options, and billboard signage that faces Eastex Freeway, ensuring high visibility. For further details or inquiries, interested parties are encouraged to reach out to the listed broker.

### MAP



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