

**INDUSTRIAL
PROPERTY
FOR SALE
OR LEASE**

OFFICE
WAREHOUSE
FACILITIES

NEW SPEC
CONSTRUCTION

CLEAR LAKE
SUBMARKET

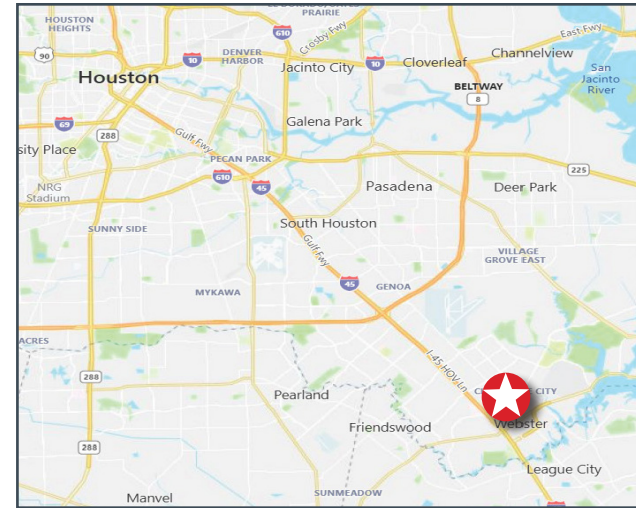


TRANSWESTERN

REAL ESTATE
SERVICES

BAY AREA PLAZA

127 West Bay Area Blvd. Webster, TX 77598



Availability:

- Building 1: ± 7,503 SF
- Building 2: ± 7,503 SF

Each Building Features:

- Metal construction
- ± 500 SF of office
- (4) Grade level doors (10x12)
- ± 18' clear height
- 3 phase, 480 volt, 200 amp power
- Clear span building
- Spec building
- Shell completed
- Can duplex building and divide
- Located on West Bay Area Blvd. with access off Highway 3
- Sale Price - Call Broker
- Lease Rate - Call Broker
- Build-Out – Landlord with Turnkey for Tenant Cost to be Amortized into Rent

Brokerage Team:

John Ferruzzo, SIOR

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ARCHITECTURAL SITE PLAN

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