

# For Sale | 3 Port Related Properties

HOUSTON, TX | 77029



## INDUSTRIAL – IMPROVED

Call Broker

Sale Price

### EXCLUSIVE FOR SALE

9640 Clinton, 9100 Mississippi, 922 Maxine

Harris

Address/City

County

Submitted by: Micheal Palmer

N/A

N/A

N/A

Rent/Month

Rent/Sq Ft/Mo

Down Payment

Office: Houston

±800 SF

N/A

N/A

Adequate

Office Area

Divide

Rail

Parking

Phone: 713.231.1627

Multiple/Grade

N/A

± 16'

Loading Doors

Electrical Power

Min-Max Truss Hght

See Below

N/A

Lot Size & Dimensions

Map Pages

Zoning

3/7/2016

Date

Listing Number

Micheal Palmer

Listing Salesperson(s)

## LAND & STRUCTURES

These three sites are owned by the same entity, and leased to a single user under three separate leases. All are situated along or near Clinton Drive in close proximity to Loop 610 and entry points to the Port of Houston (POHA). Each is fully stabilized (except for the southern most portion of the largest site). A brief description of each follows:

1. 9100 Mississippi: A +/- 30,500 SF metal building on +/- 10.54 acres of primarily stabilized land with frontage on Mississippi, and Teal Streets, and a secondary entry point from Border Street. The site is 1 block north of Clinton Drive and adjacent to Loop 610 East. The building has +/- 16' eaves, multiple grade level loading doors, and plenty of room for potential expansion. Current lease expires 12/31/16.
2. 9640 Clinton: A +/- 4 acre outside storage site, fully fenced, with frontage on the south side of Clinton Drive and access from the Coast Guard Road entry to POHA. This lease includes an option to sell with lease termination.
3. 922 Maxine: A +/- 2.5 acre site, fully fenced, with frontage on the north side of Clinton Drive, Maxine, Sol Street, and Border Street. There are entry gates from Maxine and Sol Streets. Located less than 1/4 mile west of Loop 610 East. This lease includes an option to sell.

## SITE IMPROVEMENTS & UTILITIES

Each site is within the City of Houston with utilities to or near the properties

## TERMS & TAX DATA

This is a cash transaction and all properties are being sold in "As Is-Where Is" condition.

## COMMENTS

Three separate sites in close proximity to primary POHA entry points and Loop 610 East, fully fenced and majority stabilized. A unique opportunity for a company to establish an operation near the POHA, or for an investor to expand their holdings in the areas near the Port.



### INFORMATION CONTACT

**Micheal Palmer**

713.231.1627

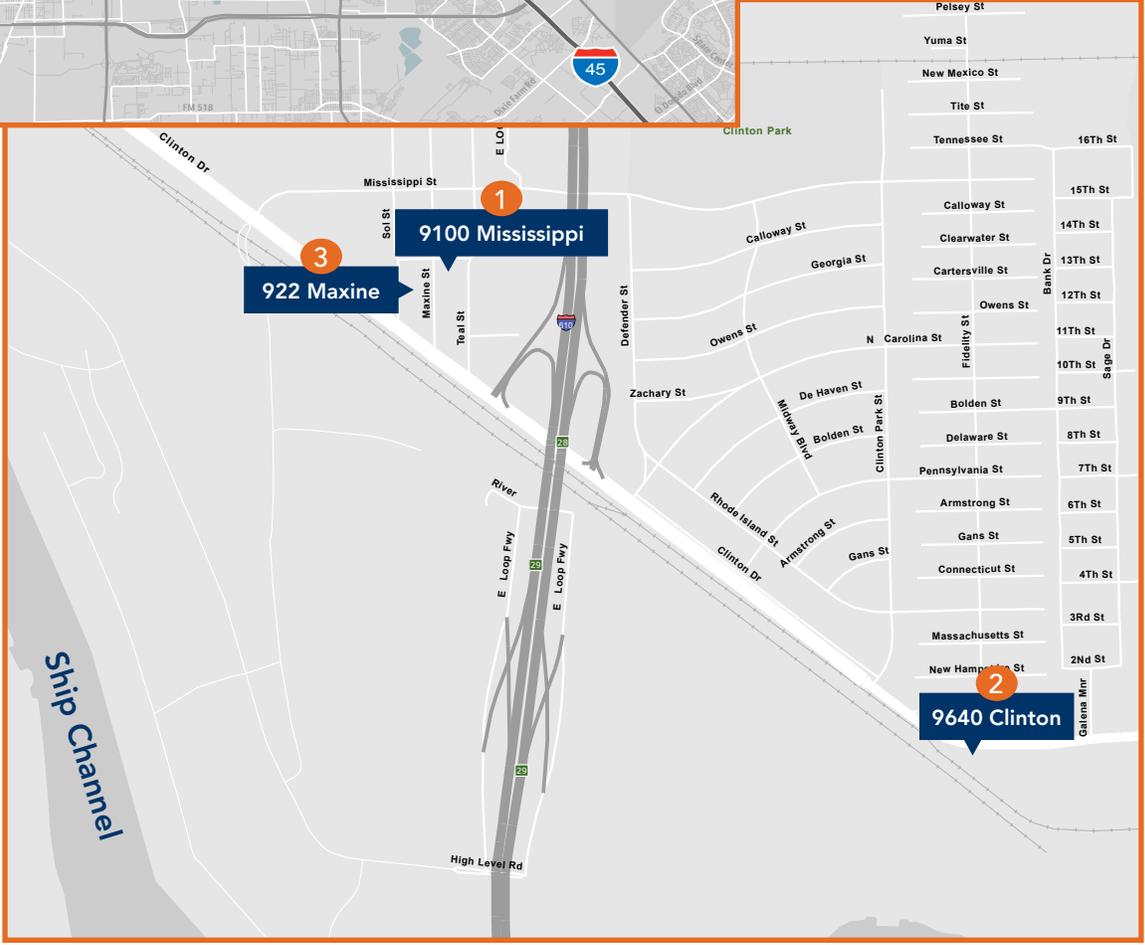
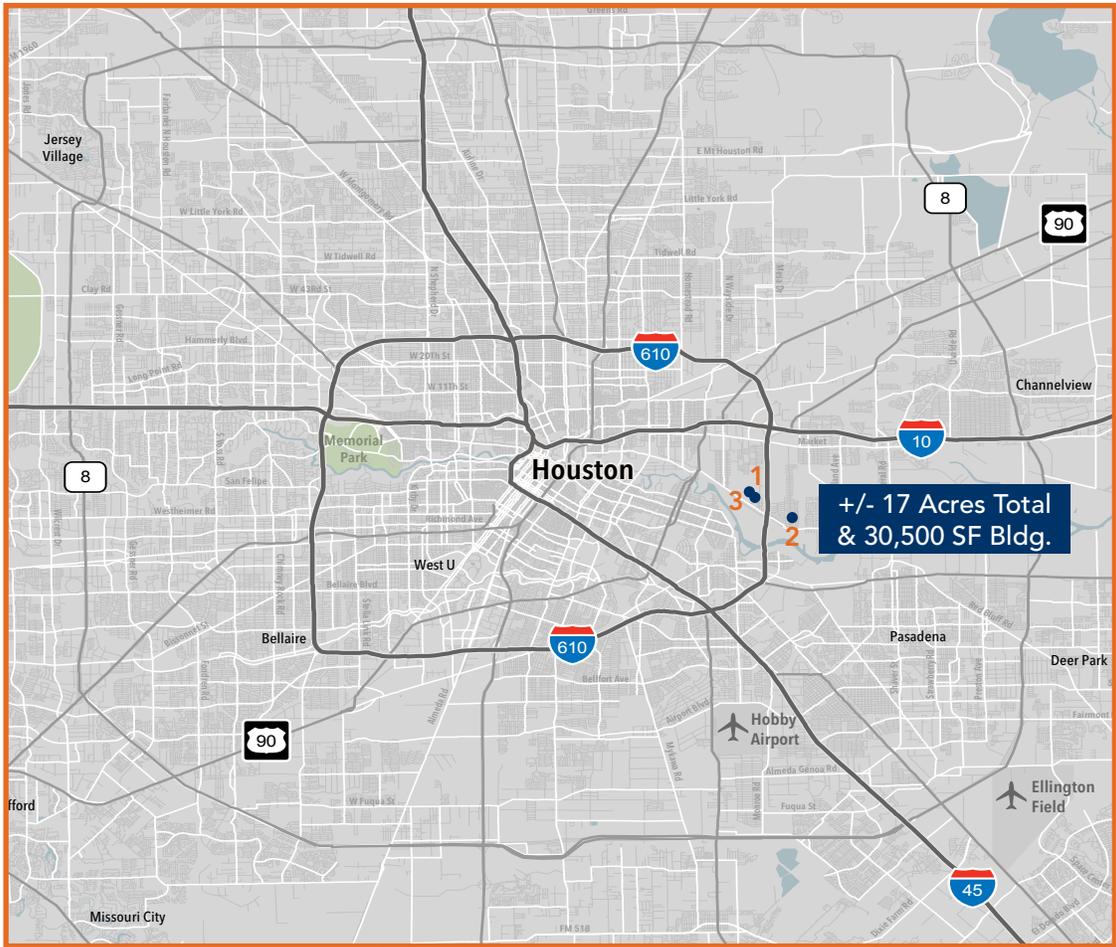
Micheal.Palmer@transwestern.com

transwestern.com/houston

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2015 Transwestern

# For Sale | 3 Port Related Properties

HOUSTON, TX | 77029



**INFORMATION CONTACT**

**Micheal Palmer**  
 713.231.1627  
 Micheal.Palmer@transwestern.com

transwestern.com/houston

