## For Sale or Lease ±245,319 SF Corporate Headquarters Facility



### **Property Highlights**

PROPERTY SIZE

- ± 245,319 Total SF
- Freestanding Building .

### LAND AREA

- ±13.77 acres
- Contiguous ±8.6 acres available
- Ample parking/fenced outside storage area •

### PROPERTY LOCATION

- Located in Brookhollow West Business Park
- Great access to Beltway 8 and Highway 290

### SALE PRICE/LEASE RATE

Contact broker .

### **PROPERTY & BUILDING FEATURES**

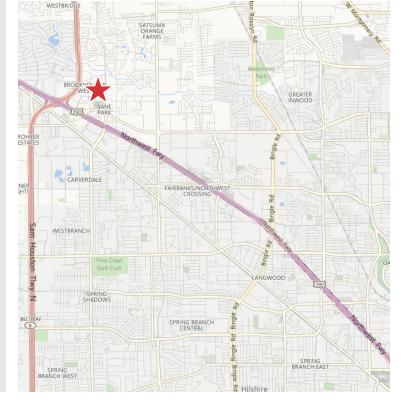
- .
- Tiltwall Construction  $\pm 48,000$  SF office area (two-story)
- (11) Overhead cranes (3 12-Ton)
- Fully sprinklered .
- •
- Partially air-conditioned warehouse Heavy Electrical Service 3 Phase, 480 V, 8,500 Amps •
- ± 24' 28' Clear height •
- (14) Loading doors (dock and grade level)

### Nick Peterson

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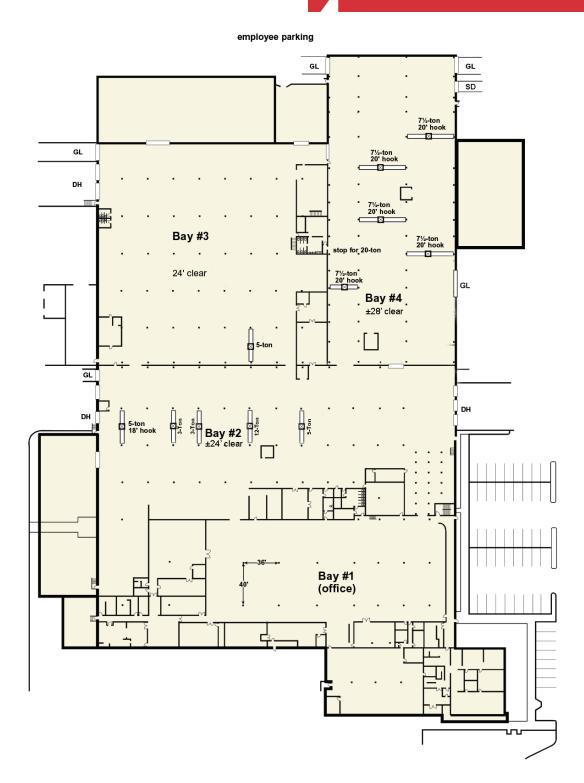






# **Building Site Plan**

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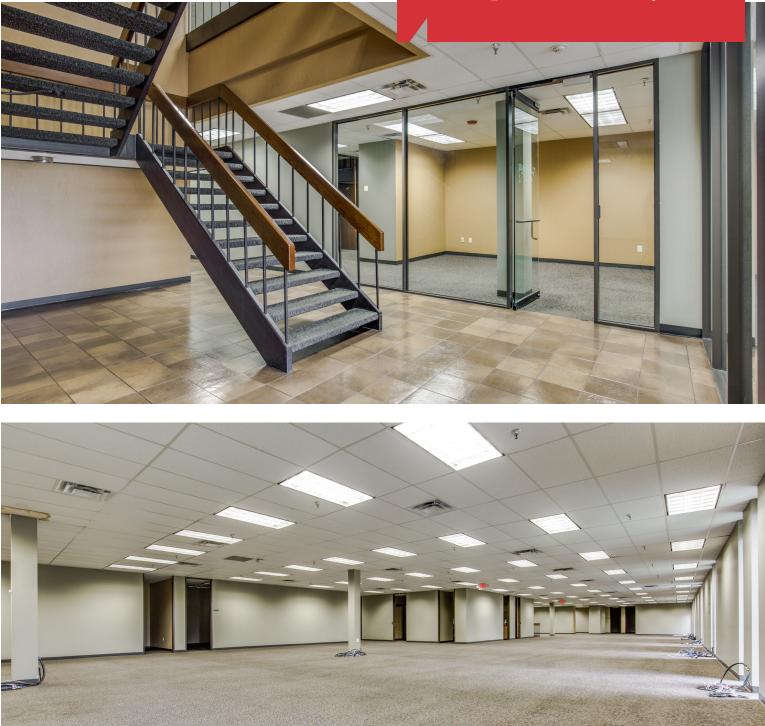
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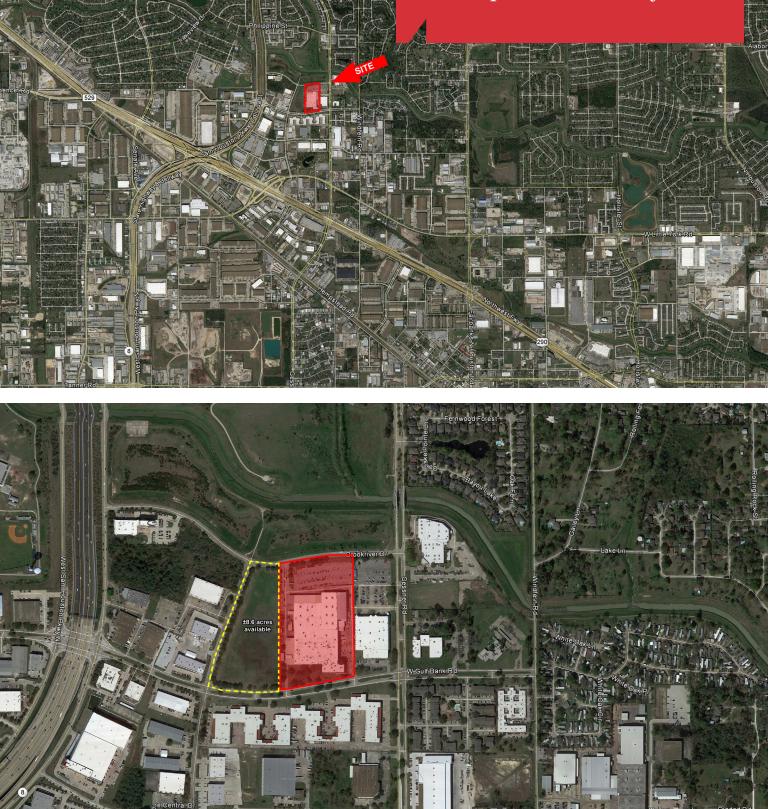
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