

For Sale or Lease: ±128,720 SF Total in Four Crane-Served Manufacturing Buildings on ±12.11 Acres

20120 E Hardy Road | Houston, Texas 77073



OVERVIEW

- **Total Square Footage:** ±128,720 SF (4 buildings)
- **Land:** ±12.11 acres, entirely fenced
- **Building 1:**
 - ±46,340 SF Total
 - ±13,970 SF Office
 - Clear Height: 53'
 - Eave Height: 52'
 - Hook Height: 45'
 - 100% HVAC
 - Year Built: 2012
 - Cranes:
 - One (1) 75-ton crane
 - One (1) 20-ton crane
 - Construction: Steel and brick facade office
 - Loading: Grade level
 - Wall lights
 - Parking: Ample
 - Power: ±2000 amps
- **Building 2:**
 - ±67,456 SF Total
 - ±7,280 SF Office
 - Clear Height: 31'
 - Eave Height: 30'
 - Hook Height: 22'
 - 100% HVAC
 - Year Built: 2002
 - Cranes:
 - One (1) 5-ton crane
 - One (1) 15-ton crane
 - Three (3) 20-ton
 - One (1) 45-ton
 - Loading: Grade level
 - Wall lights
 - Parking: Ample
 - Power: ±2000 amps
- **Building 3:**
 - ±4,505 SF Total
 - Clear Height: 30'
 - 14' x 14' overhead doors
- **Building 4:**
 - ±3,027 SF Total
 - Clear Height: 16'
- **Overall Site:** \$12,000,000.00 (\$93.22/SF) - Owner will Subdivide the Property
- **Contact Broker for Lease Rate or Individual Building Pricing**

For more information contact:

Mark Nicholas, SIOR
Executive Vice President
T 1 713 888 4024
mark.nicholas@am.jll.com

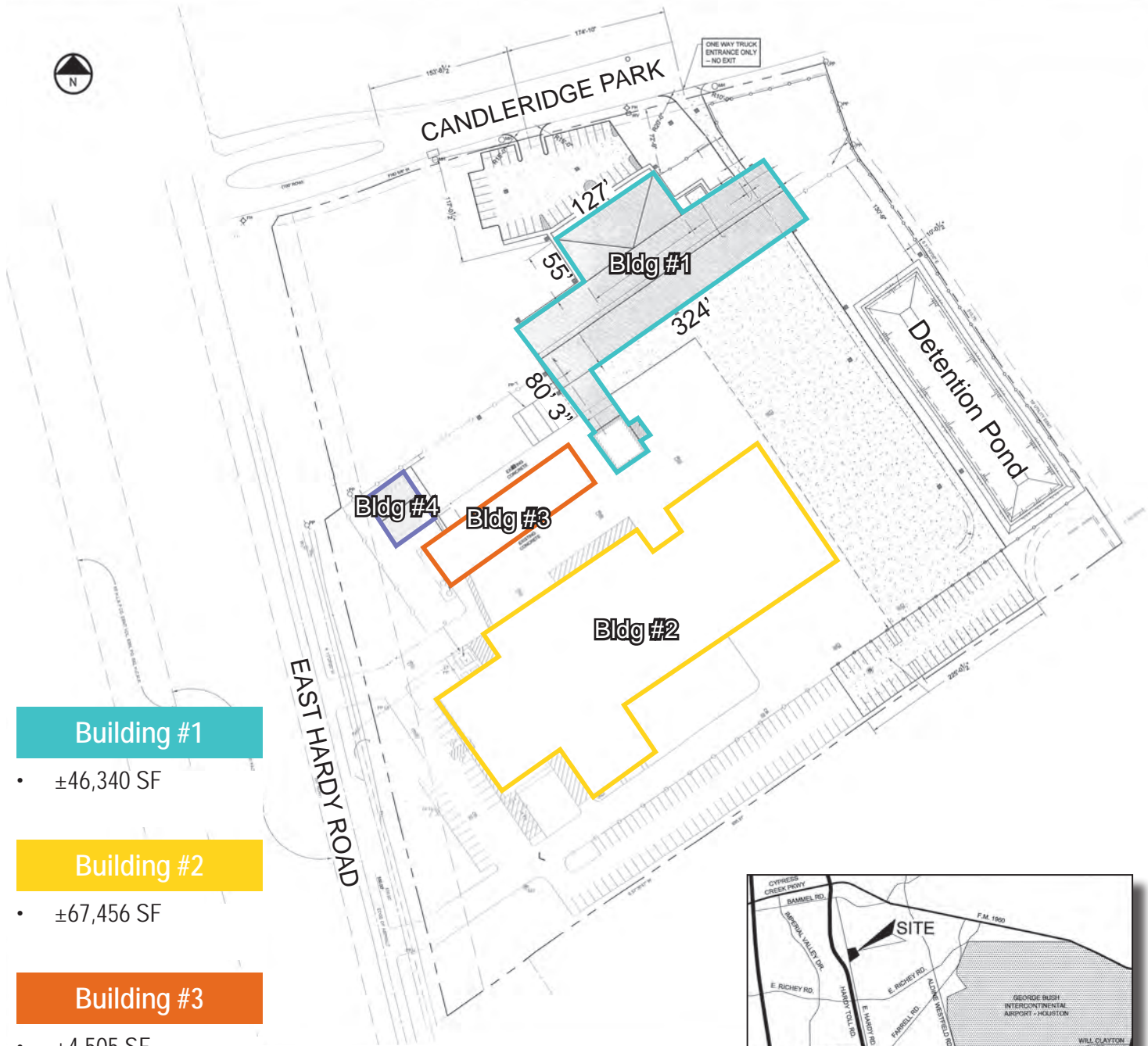
Richard Quarles, CCIM
Senior Vice President
T 1 713 888 4019
richard.quarles@am.jll.com

Leah Miller
Dispositions Coordinator
T 1 713 888 4066
leah.miller@am.jll.com

1400 Post Oak Boulevard Suite 1100 | Houston, Texas 77056 | +1 713 888 4000 | www.jll.com/houston

The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle 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, and is subject to prior sale, lease or withdrawal without notice.

For Sale or Lease: ±128,720 SF Total in Four Crane-Served
Manufacturing Buildings on ±12.11 Acres
20120 E Hardy Road | Houston, Texas 77073



Building #1

- ±46,340 SF

Building #2

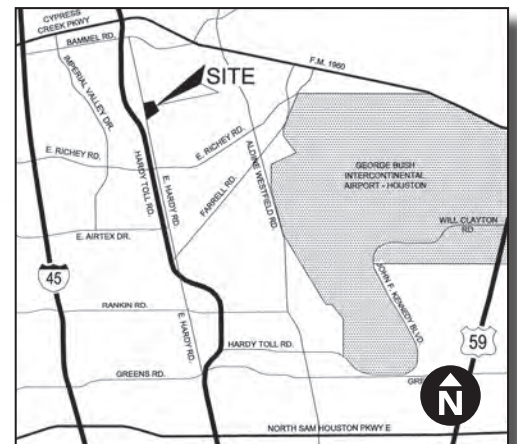
- ±67,456 SF

Building #3

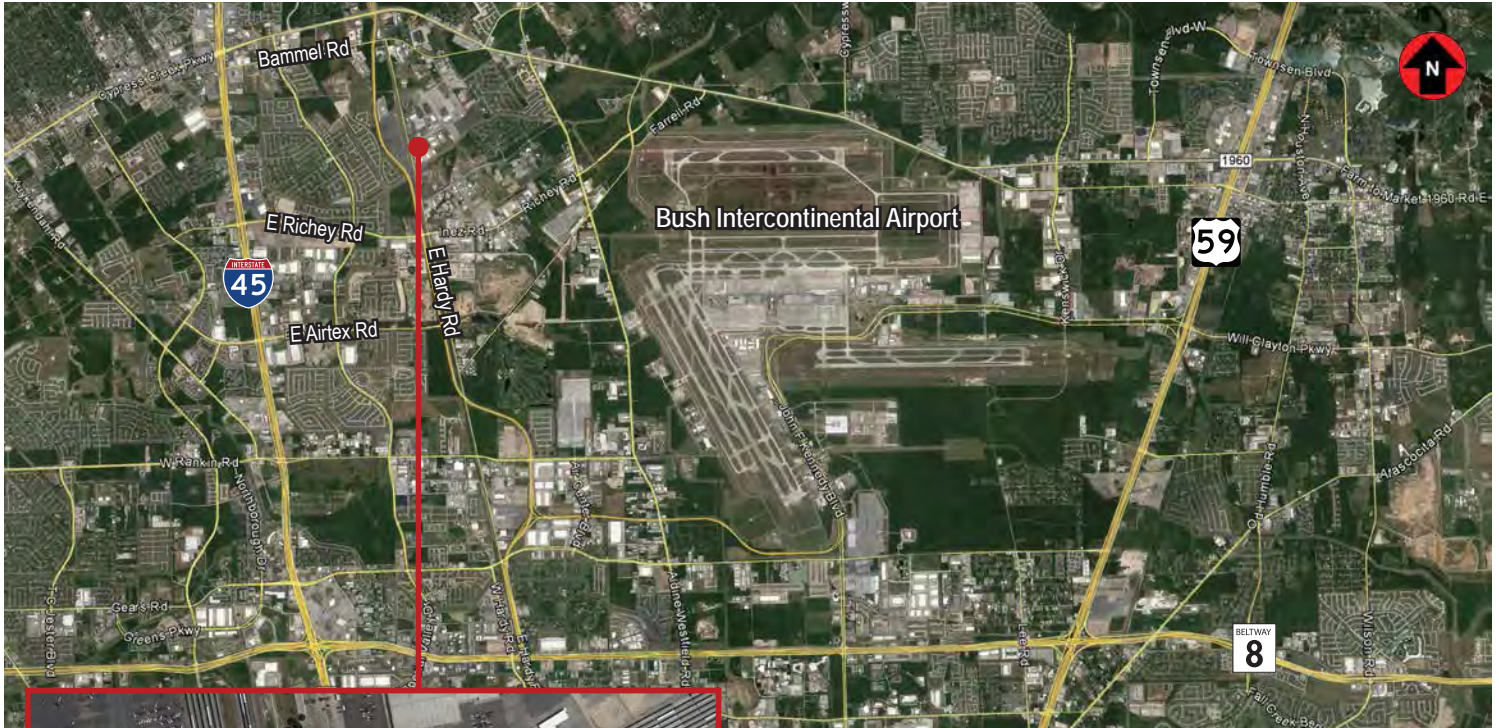
- ±4,505 SF

Building #4

- ±3,027 SF



For Sale or Lease: ±128,720 SF Total in Four Crane-Served
Manufacturing Buildings on ±12.11 Acres
20120 E Hardy Road | Houston, Texas 77073



For more information contact:

Mark Nicholas, SIOR
Executive Vice President
T 1 713 888 4024
mark.nicholas@am.jll.com

Richard Quarles, CCIM
Senior Vice President
T 1 713 888 4019
richard.quarles@am.jll.com

Leah Miller
Dispositions Coordinator
T 1 713 888 4066
leah.miller@am.jll.com

1400 Post Oak Boulevard Suite 1100 | Houston, Texas 77056 | +1 713 888 4000 | www.jll.com/houston

The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle 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, and is subject to prior sale, lease or withdrawal without notice.