



**BERISTAIN FAMILY
ESTATES, LLC**



1602 Old Angleton Rd.
Clute, Tx 77531

Industrial Space Available

RENTAL RATE:

\$60,000 Amt/YR

- + Lease rate does not include utilities, property taxes or building services

CALL OR TEXT : MAGNOLIA BERISTAIN



979-285-4002

Warehouse Facility Facts:

Year Built: 1984
Construction: Metal
Lot Size : 35,719 sf / 0.82 acres
Building Area: 6,250 sf
Back Shed Area: 1,788 sf
Clear Height: 16 ft - 20 ft
Term: Negotiable

Property Features

- 1,163 sq ft office space
- 5,087 sq ft of warehouse
- 1,788 sq ft of back shed
- Kitchenette
- Ten standard parking spaces:
- 3-Dock doors



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