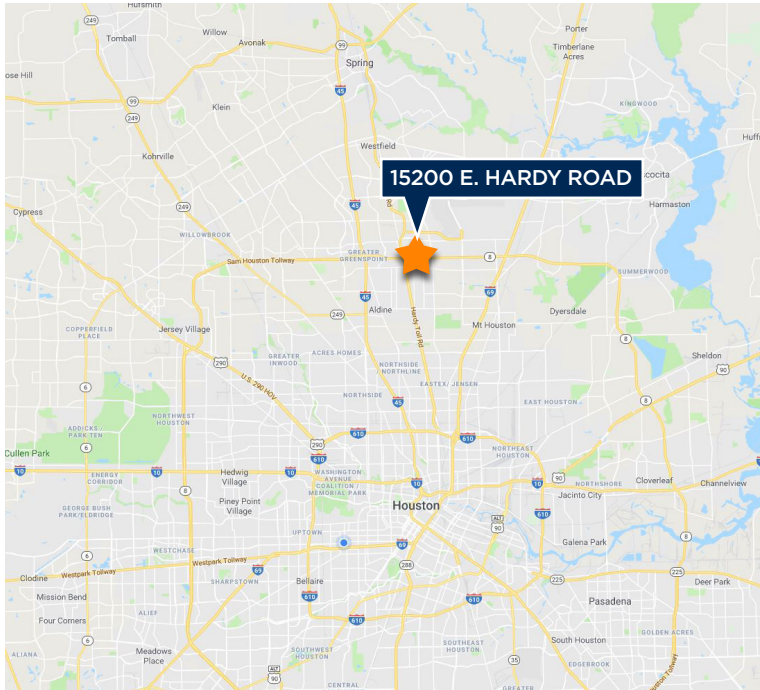


FOR SALE | FLEX BUILDING

15200 E. HARDY RD. HOUSTON, TX 77032



Building SF:	11,913 SF (8,749 SF Office)
Land Area:	Tract 1 - 1.05 AC (45,803 SF) Tract 2 - 0.96 AC (41,644 SF)
Parking:	40 Spaces (3.1/1,000 SF)
Construction:	Masonry
Loading:	Grade-Level / Six (6) Doors
Power Capacity:	800 Amps, 3-Phase
Clear Height:	16'

Features include:

- Easy access / great visibility on Hardy Toll Road
- Recently permitted elevation certificate
- Redundant propane generators
- Separate meters in place
- Fully fenced
- Opportunity Zone

Asking Price: \$1,250,000



MARGARET ANN COOK

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macook@fritscheanderson.com

JASON HERBRICH

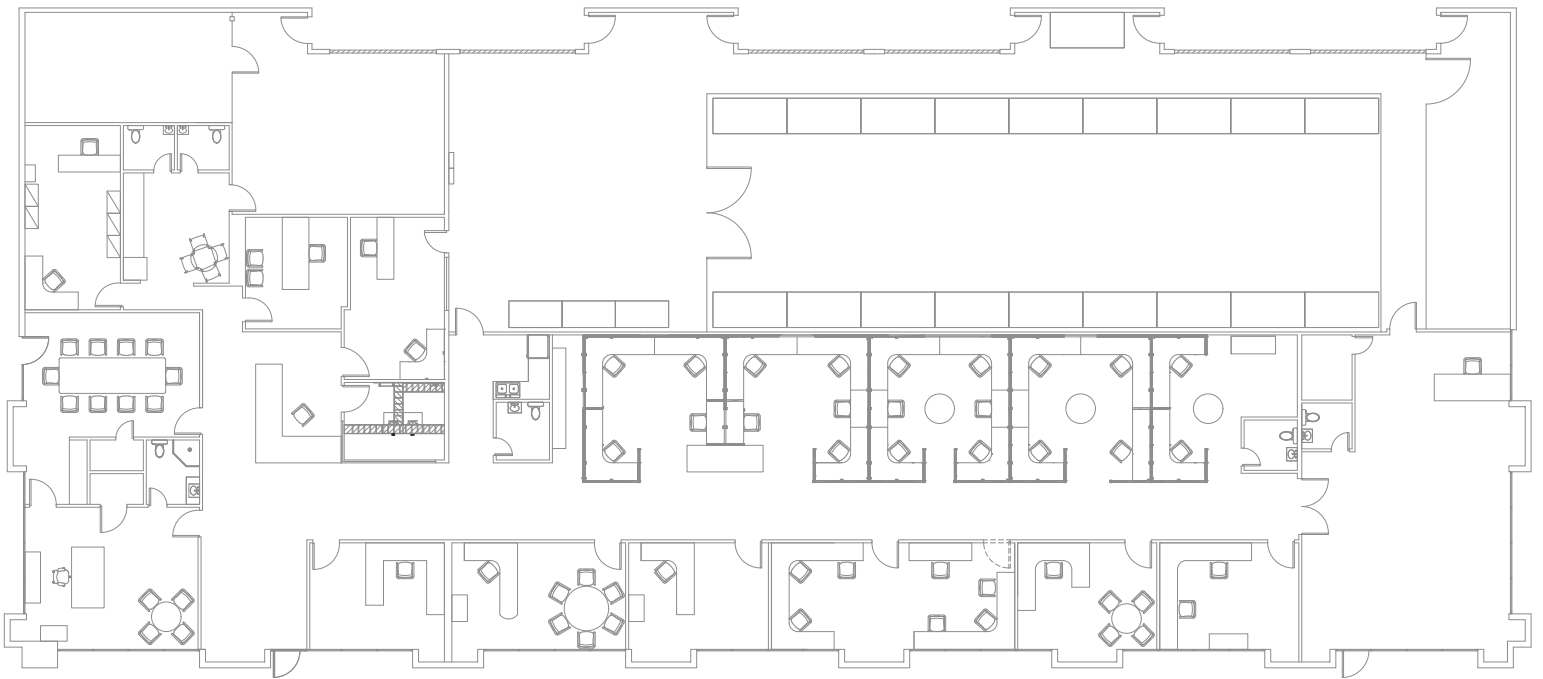
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FLOOR PLAN

11,913 SF (8,749 SF Office)



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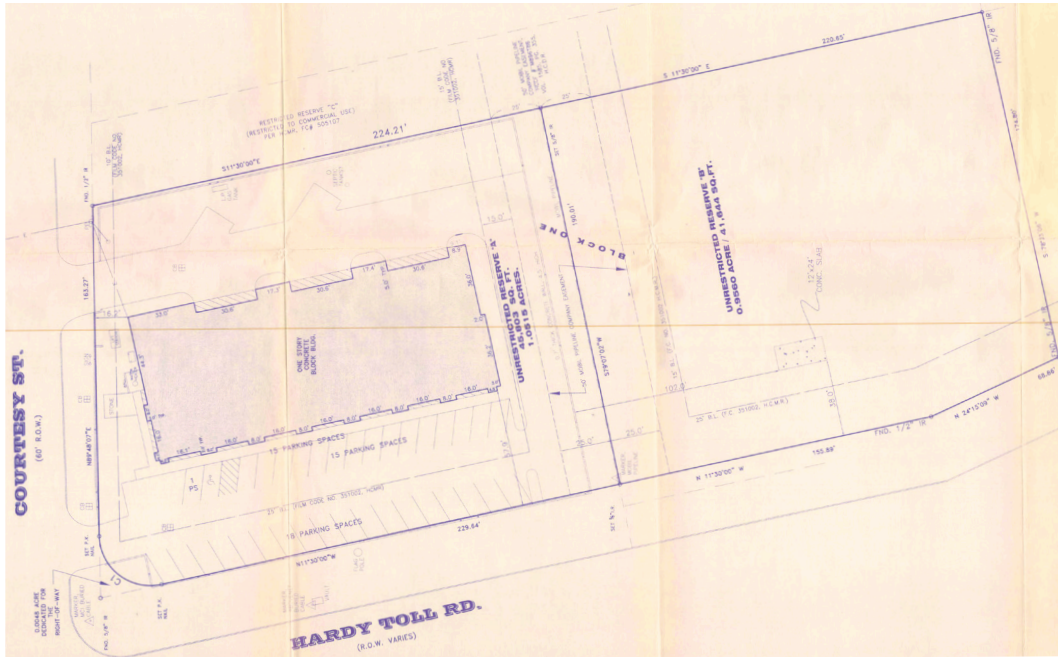
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PROPERTY SURVEY / AERIAL



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PROPERTY PHOTOS



EXTERIOR/PARKING



REAR DRIVEWAY



WAREHOUSE



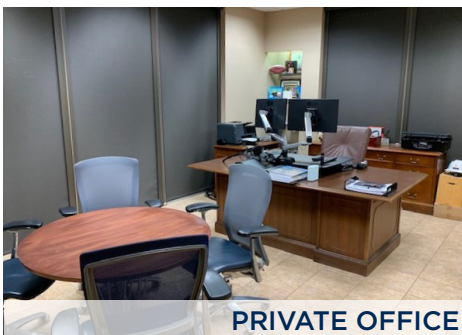
RECEPTION



CORRIDOR



PRIVATE OFFICE



PRIVATE OFFICE



CONFERENCE ROOM



KITCHEN



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