

# For Lease

**10,000sf on 2.54 Acres**

**Warehouse/Office**

**8511 Industrial Dr. (off of Hwy. 35)**

**Pearland, TX 77584**



**8511 Industrial Dr.**

**DID NOT FLOOD  
during Hurricane  
Harvey**



## Property Size

- 10,000sf Building
- 8,200sf Warehouse
- 1,800sf Office Space
- 2.54 Acres
- Double Drive Entrance/Exit
- Stabilized Outside Storage Area
- New Parking Lot (2016)

## Building

- 18' Eave Height
  - Four (4) 16' X 12' Grade Level Overhead Doors
  - Heavy 480 Volt Electrical Service
  - Crane Bridge Present (no crane)
- 
- Foreign Trade Zone 149 can be used for this property
  - Pearland Economic Development (incentives available to qualified applicants)
- 
- Estimated Expenses: \$1,185/mo.

**\$6,500/ Month NNN**

**This is a 10,000sf warehouse with 1,800sf of updated & clean office space with wood and tile flooring throughout. Large conference room; kitchen/break room; room for up to 6 office spaces; reception area; 2 bathrooms (office & warehouse). New Asphalt Parking Lot in 2016 (not shown above).**

**Call Today! 713.560.7888**

