



For Sale

3001 Gulf Freeway, La Marque, TX 77568

Cold Beverage Distribution Center

+92,181 SF Total (3 Buildings)

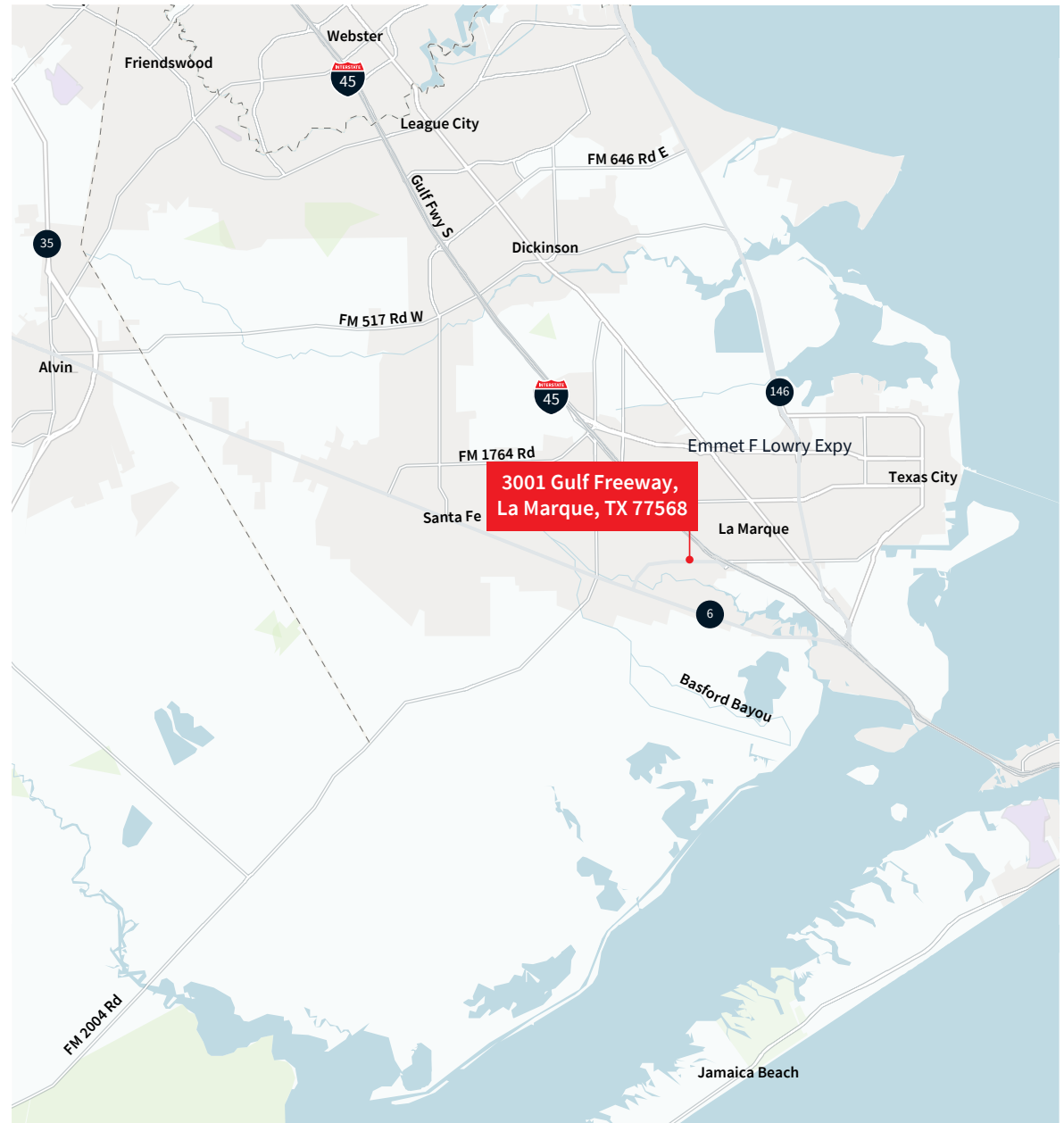
 **JLL** SEE A BRIGHTER WAY

3001 Gulf Freeway/ La Marque, TX 77568

Property Highlights:

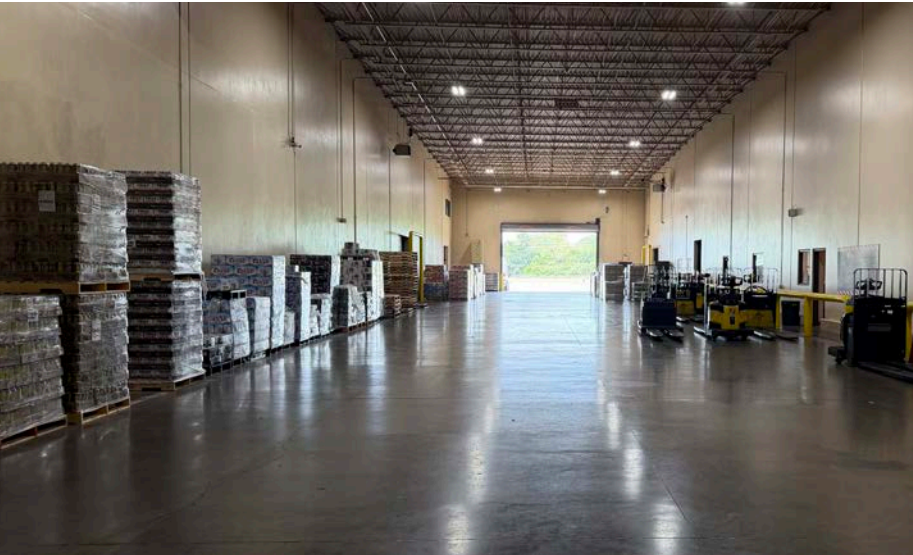
- +92,181 SF Total
- Building 1: 84,651 SF
- +18,500 SF office
- +4,356 SF 36-degree cooler space
- Building 2: +7,200 SF (truck maintenance building)
- Building 3: 330 SF includes back up power generator
- Natural Gas: Centerpoint
- +11.67 acres (on-site detention in place)
- Zoned C-4 – interstate commercial
- Located within galveston county (parcel: 0002-0226-0003-000)
- Tilt-wall construction, built 2004
- +28' clear
- Partially HVAC'd warehouse
- (5) dock wells (3 pit levelers in place)
- (3) Oversized drive through doors
- Fully sprinklered (WET)
- +2.75 acres of concrete paving
- (7) Forklift charging stations in place
- Outdoor LED lighting
- I-45 frontage: 465' (direct access via the frontage road)
- Diesel backup generator
- Above ground diesel tank
- Heavy power
- Fully fenced site
- Purchase price: Reach out to broker

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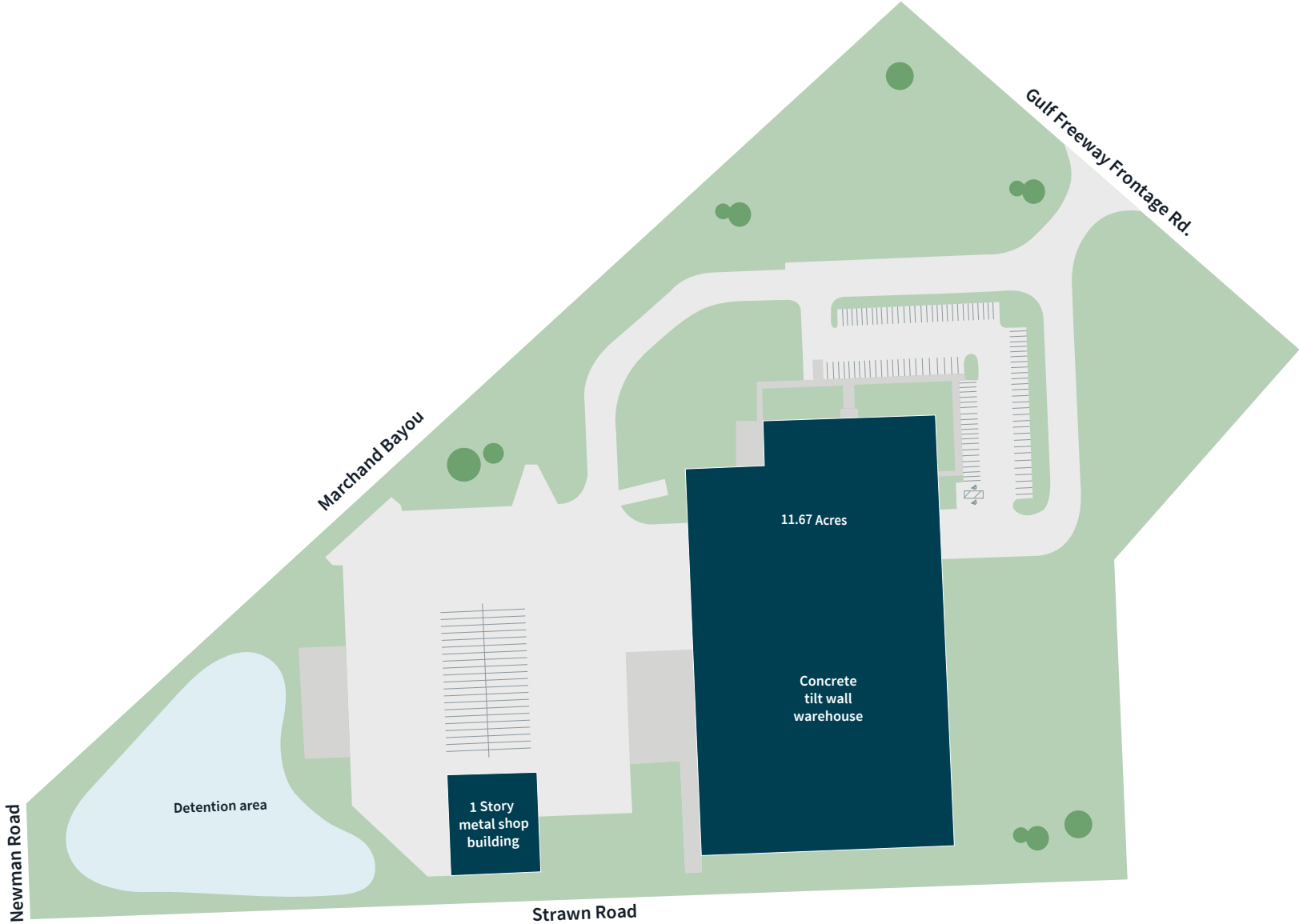


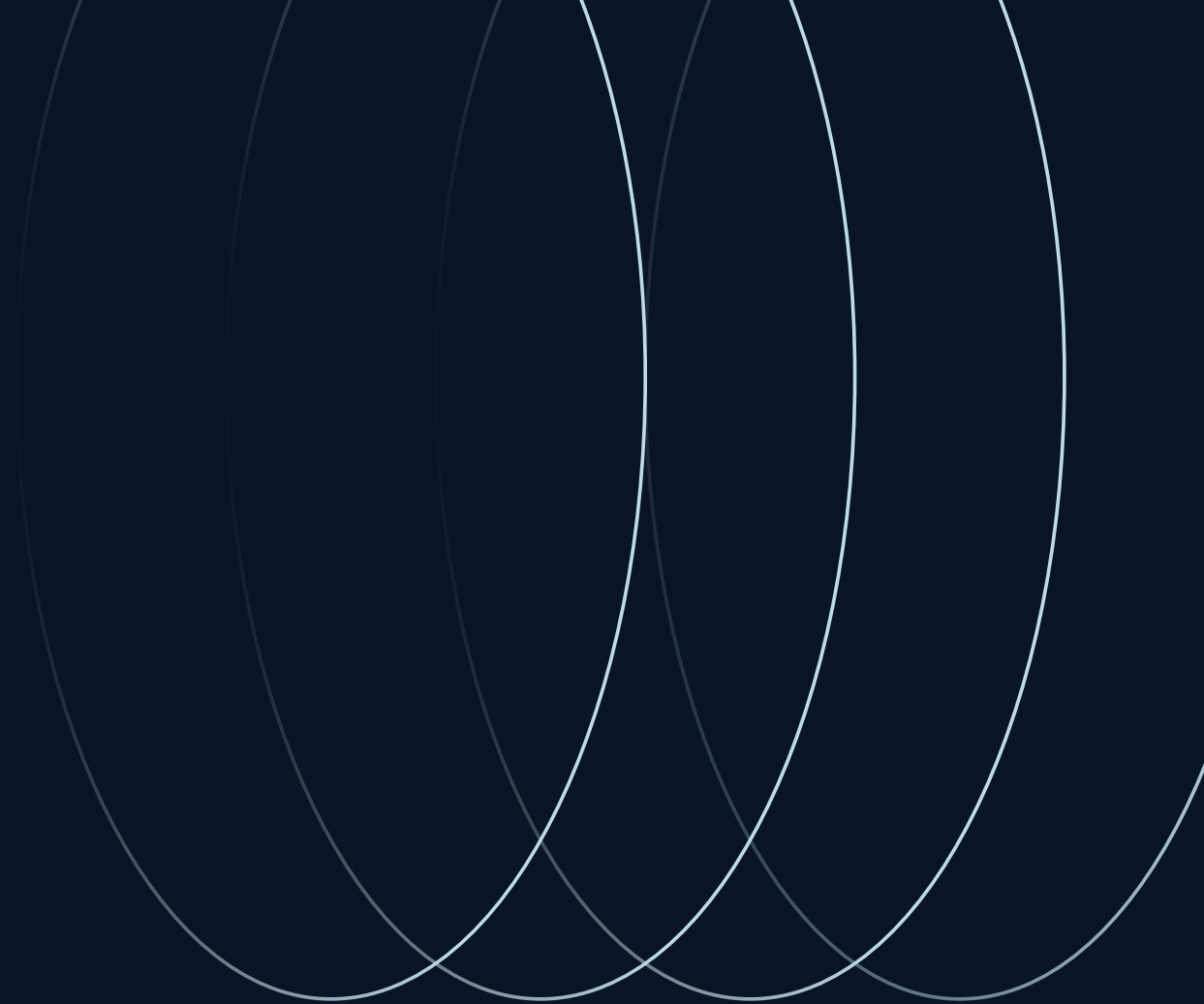
Interior Photos

[Links](#) →



Site plan



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