



COMMERCIAL DIVISION

630 KENTUCKY STREET

SOUTH HOUSTON, TX 77587

PRIME SOUTH HOUSTON

COMMERCIAL / FLEX SPACE

APPROX. 4,000 SF

Air-conditioned office and open work/production space with covered exterior canopy and secured rear fenced area.



FLEXIBLE SPACE • OWNER-USER OPPORTUNITY • ESTABLISHED LOCATION

PROPERTY OVERVIEW

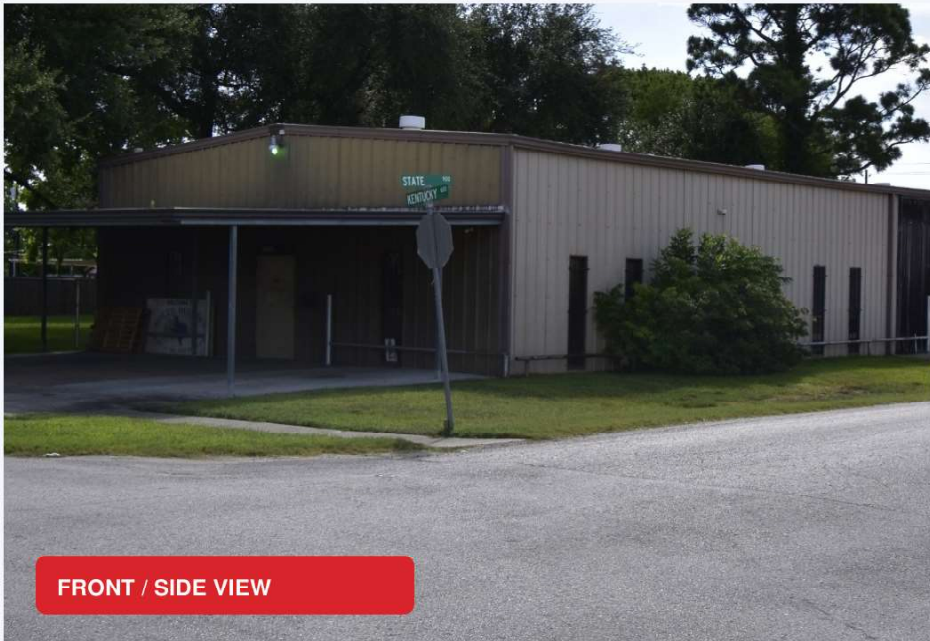
630 Kentucky Street presents an approximately 4,000 SF commercial building designed for practical day-to-day business operations. The property combines fully air-conditioned office areas with a substantial open work/production area, giving an owner-user the ability to operate administrative, service, production, or light industrial functions from one location.

4,000 SFApproximate building
size**100%**Entire building
air-conditioned**~8 FT**Approximate ceiling
height**3**

Bathrooms

PROPERTY HIGHLIGHTS

- Large open work / production area
- Multiple private offices and reception areas
- Kitchen and storage / vault area
- Multiple entrances for functional circulation
- Large covered exterior canopy
- Concrete loading and access areas
- Secured chain-link fenced area at rear
- Former printing company location

**FRONT / SIDE VIEW****SIDE / REAR**

Functional, adaptable space for businesses seeking a central South Houston location with convenient access to I-45.

BUILT FOR BUSINESS

The property's existing layout can support a range of owner-user concepts without requiring the building to be reinvented. The combination of office areas, production space, covered exterior space and a secured rear area creates a practical platform for a growing business.



COVERED EXTERIOR CANOPY

FLEXIBLE LAYOUT

Previously used by a printing company, the building includes private offices, reception areas, open work space, kitchen facilities, bathrooms and storage. The layout can be adapted to the needs of a new owner-user.

OPERATIONAL ADVANTAGES

- Entire building air-conditioned
- Multiple entrances and circulation points
- Concrete areas for loading and access
- Covered exterior space for deliveries or equipment
- Rear secured fenced area for added flexibility



REAR EXTERIOR



REAR FENCED AREA



SIDE ELEVATION

SPACE, LOCATION & POSSIBILITIES



INTERIOR WORK / PRODUCTION AREA

SOUTH HOUSTON LOCATION

Located in an established South Houston commercial area, the property offers convenient access to I-45. That corridor provides a practical connection toward Downtown Houston and major employment centers, while also serving businesses traveling south toward the Gulf Coast and Galveston.

OWNER RETIRING

An opportunity to acquire a functional commercial property with an existing business-oriented layout.

POTENTIAL BUSINESS USES

- Office / headquarters
- Workshop or service business
- Production / fabrication
- Showroom or customer-facing business
- Warehouse / light industrial operations
- Owner-user or investment property



EXTERIOR DETAIL