



10814 Woodedge Dr

10814 Woodedge Dr, Houston, TX 77070



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\$3,500,000

Main Building: ±17,274 SF
 Rear East Building: ±3,215 SF
 Front Training Room: ±560 SF
 Enclosed Storage Attached to Canopy: ±661 SF...

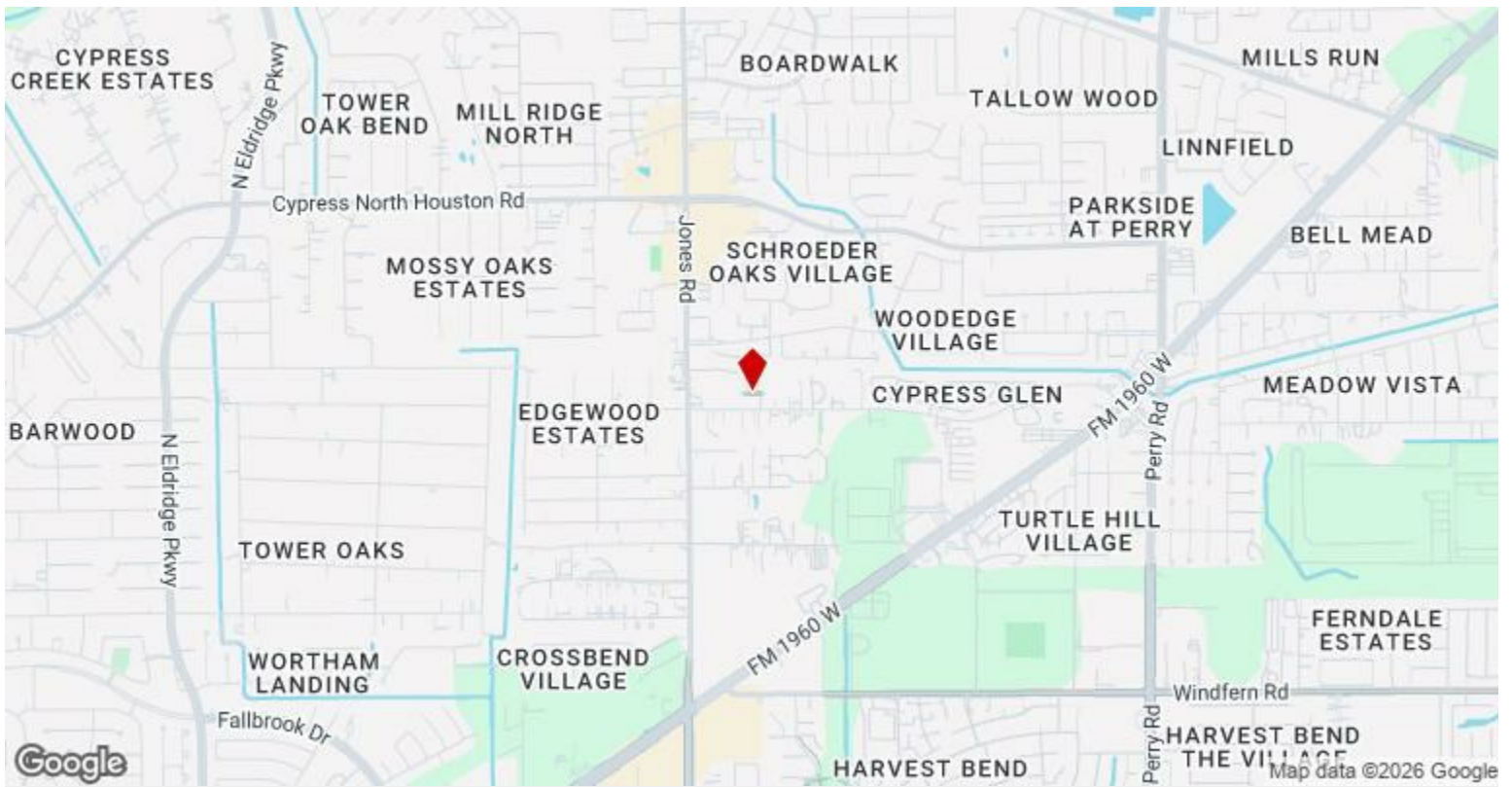
- Fully fenced and gated site with multiple access points.
- Three freestanding structures with flexible utility.
- Large stabilized/concrete yard for parking and outdoor storage.
- Combination warehouse, office, and canopy storage.
- Recently updated offices and restrooms (office areas climate-controlled).
- Functional layout supporting fleet operations and outdoor-oriented users.



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|-------------------------|---------------|
| Price: | \$3,500,000 |
| Property Type: | Industrial |
| Property Subtype: | Warehouse |
| Building Class: | C |
| Sale Type: | Investment |
| Lot Size: | 2.96 AC |
| Gross Building Area: | 21,664 SF |
| Rentable Building Area: | 21,664 SF |
| No. Stories: | 1 |
| Year Built: | 1987 |
| Tenancy: | Single |
| Parking Ratio: | 6/1,000 SF |
| Clear Ceiling Height: | 16 FT |
| Zoning Description: | No Zoning |
| APN / Parcel ID: | 0460430000179 |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|------------------------|-------------|---------------|
| Texas Quality Plumbing | - | |



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