

FOR SUBLEASE



FAIRMONT INDUSTRIAL CENTER

11804 FAIRMONT PARKWAY

LA PORTE, TX 77571

31,480 SF CRANE READY BUILDING WITH TILT WALL EXTERIOR
7,450 SF OFFICE



OVERVIEW

11804 FAIRMONT PARKWAY

PROPERTY OVERVIEW

- 31,480 SF Crane Ready Building with Tilt wall exterior
- Building on +/- 3.13 Acres incl. Outside Storage
- 3,600 SF Class "A" Office
- 3,850 SF "Shop" Office
- 20-Ton Crane Ready
- 28' Clear Height
- Two 60' Bays on 25' Centers (120' X 262')
- 100' Truck Court
- Drive through infrastructure in place
- Power: 600 amps, 480V, 3-Phase
- 3 Overhead doors (14'x16')
- Regional detention provided
- Located in La Porte Industrial District
- Excellent access to HWY 146 and Bay Area Blvd.
- Sublease term through August 31, 2022
- \$0.95 PSF/month NNN

AERIAL



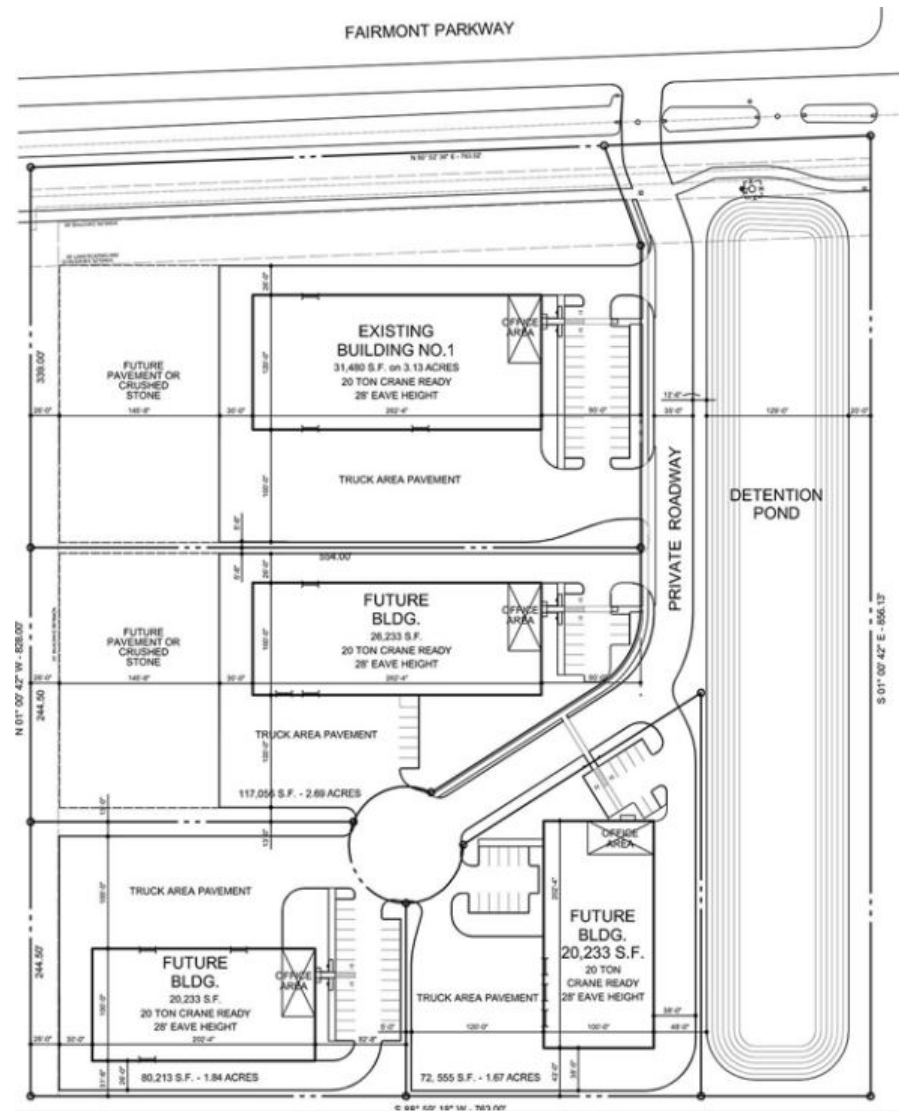
FOR MORE INFORMATION, PLEASE CONTACT:

BEAU KALEEL
+1 713 963 2844
beau.kaleel@cushwake.com

MICHAEL FOREMAN
+1 713 963 2850
michael.foreman@cushwake.com

SITE PLAN

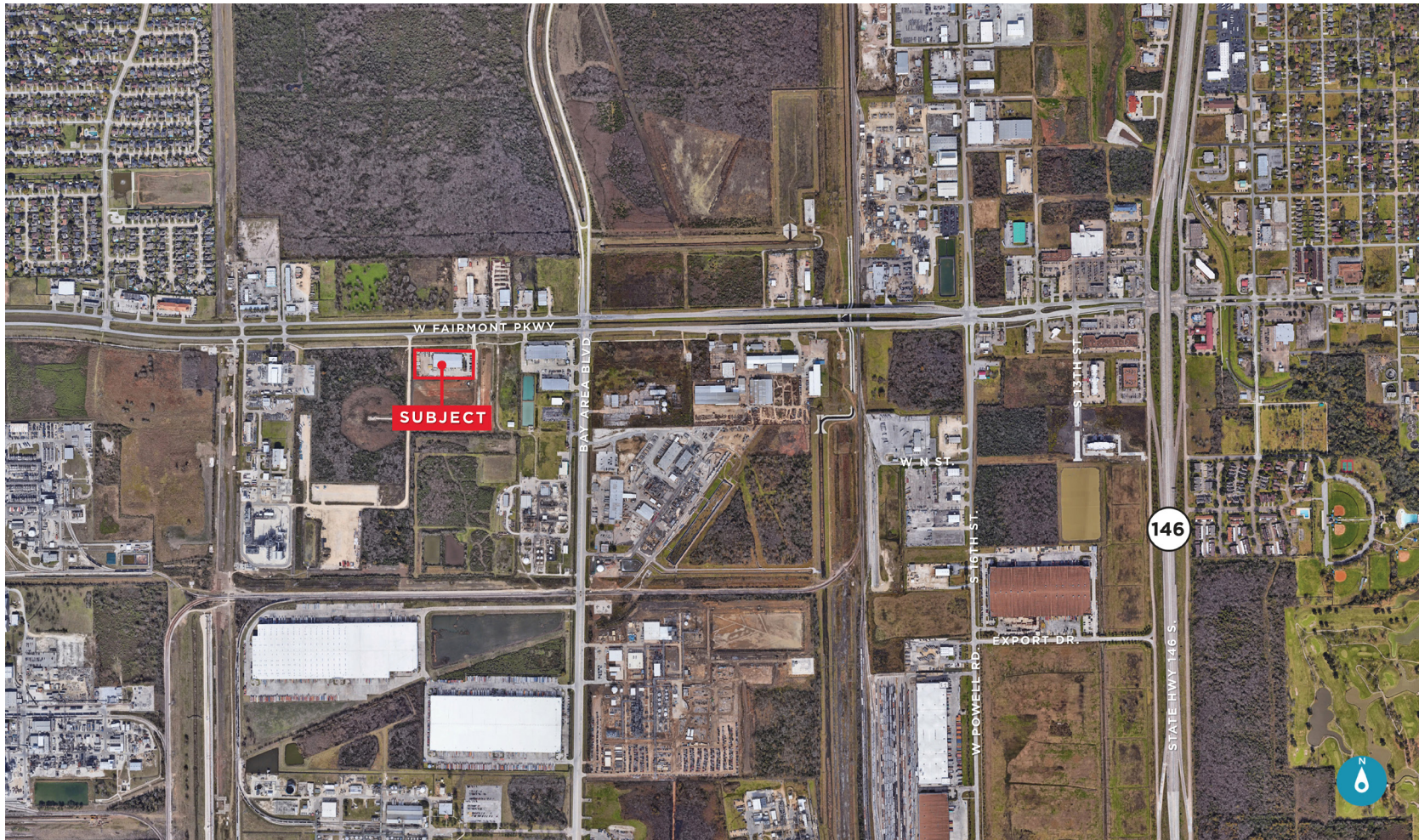
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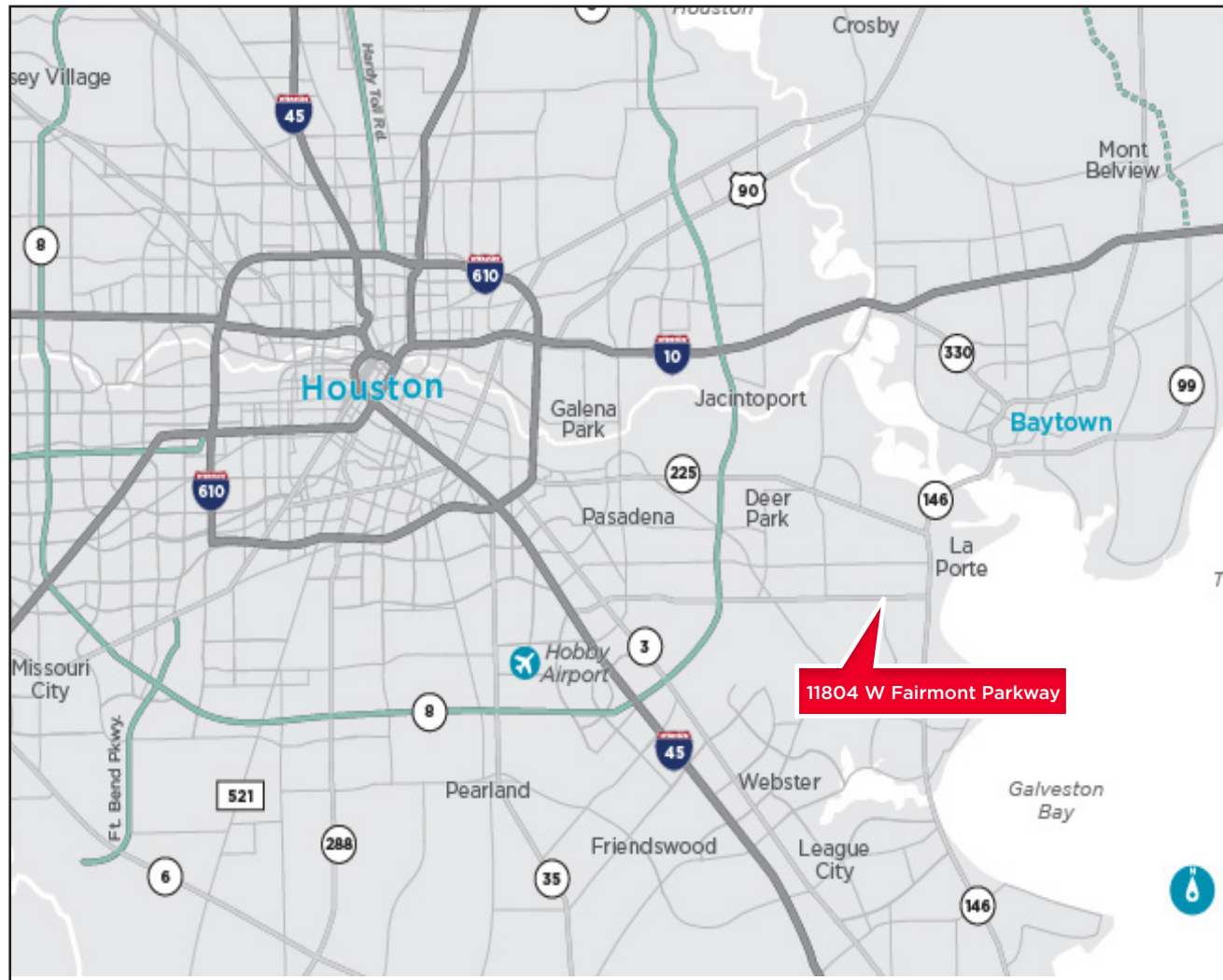
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LOCATION MAP

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