

HARDY INDUSTRIAL CENTER

FM 1960 @ HARDY TOLL ROAD | HOUSTON, TX

Owned and developed by:
 VIGAVI REALTY

±22,500 SF on ±2.1 Acres — For Sale or Lease
Under Construction – Q4 2015 Delivery



NOT ACTUAL BUILDING

FEATURES

- ±22,500 SF crane-ready building on ±2.1 acres (building expansion capable)
- Office: Build-to-suit
- 20-ton crane capacity with ±20' hook height
- 28' eave height
- Two 50' bays on 25' centers (100' x 225')
- Power: 400 amps, 480V, 3-phase
- Two overhead doors (14' x 16')
- Regional detention provided
- Utilities in place
- Additional land available for expansion or build-to-suit
- **Lease rate:** \$0.78 per SF NNN (\$5.00 per SF T.I. Allowance)
- **Sales price:** Please contact Broker

For more information, contact:

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- Hardy Industrial Center is a deed-restricted business park strategically located between The Woodlands and Bush Intercontinental Airport.
- Location allows for access to both I-45 and the Hardy Toll Road via FM 1960 and Bammel Road.
- Opportunities for build-to-suit and design-build projects.

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