

# FOR SALE

100 % LEASED INVESTMENT PROPERTY

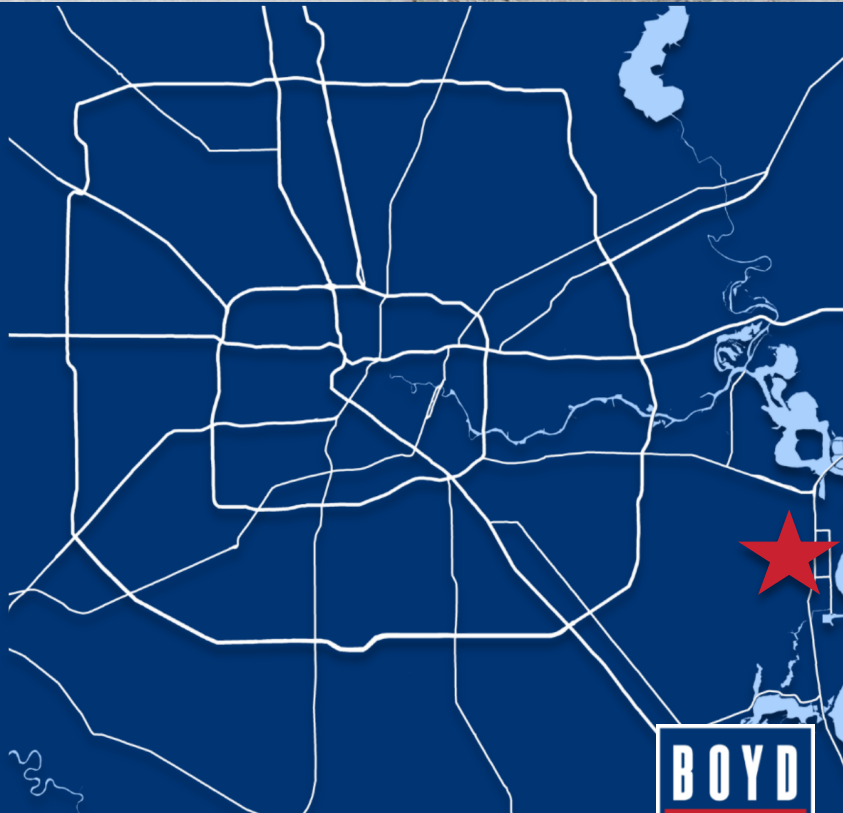
± 50,400 SF ON 2.99 ACRES

709 S. 16th Street • La Porte, Texas 77571



## PROPERTY HIGHLIGHTS

- ±50,400 SF with ±2,750 SF Office
- ±12' - 22' Eave Height
- 2.99 Acres
- (4) Grade Level Overhead Doors
- (2) Oversized Dock Wells
- 400 AMP 480 Volt 3 Phase Electric System
- 100% Sprinklered
- Fully Fenced with Automatic Gates
- ± \$188,150 in Annual NOI
- Leased to December 2023
- Contact Broker for Pricing



J. David Munson, SIOR

713.599.3438 • [dmunson@boydcommercial.net](mailto:dmunson@boydcommercial.net)

Garrett Thomas

713.599.3404 • [gthomas@boydcommercial.net](mailto:gthomas@boydcommercial.net)



The information contained herein is believed to be correct, however, no warranty or representation is made. All specifications are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.





**709 S. 16TH STREET  
LA PORTE, TX 77571**



**J. David Munson, SIOR**

713.599.3438 • [dmunson@boydcommercial.net](mailto:dmunson@boydcommercial.net)

**Garrett Thomas**

713.599.3404 • [gthomas@boydcommercial.net](mailto:gthomas@boydcommercial.net)



The information contained herein is believed to be correct, however, no warranty or representation is made. All specifications are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.