

FOR SUBLEASE OR DIRECT LEASE

# Freestanding Office/Warehouse Building

406 Preston Avenue, Pasadena, Texas 77503



## PROPERTY HIGHLIGHTS

- |              |           |   |                                   |
|--------------|-----------|---|-----------------------------------|
| Available SF | ±7,200 SF | – Metal Construction                              | – Lease Expires 6/30/2027         |
| Office SF    | ±2,000 SF | – 3 Loading Doors                                 | (Longer Term Available)           |
| Warehouse SF | ±5,200 SF | – ±14' Eave Height                                | – Rental Rate: \$0.59/SF/Mo Gross |
|              |           | – Property is located ±0.5 miles South of Hwy 225 | – Sale Possible: Call Broker      |

Jack Ferruzzo  
+1 713 304 5911  
jack.ferruzzo@kbcadvisors.com

John Ferruzzo, SIOR  
+1 713 501 7999  
john.ferruzzo@kbcadvisors.com

KBC Advisors | Houston  
1233 West Loop South, Suite 1270  
Houston, TX 77027

