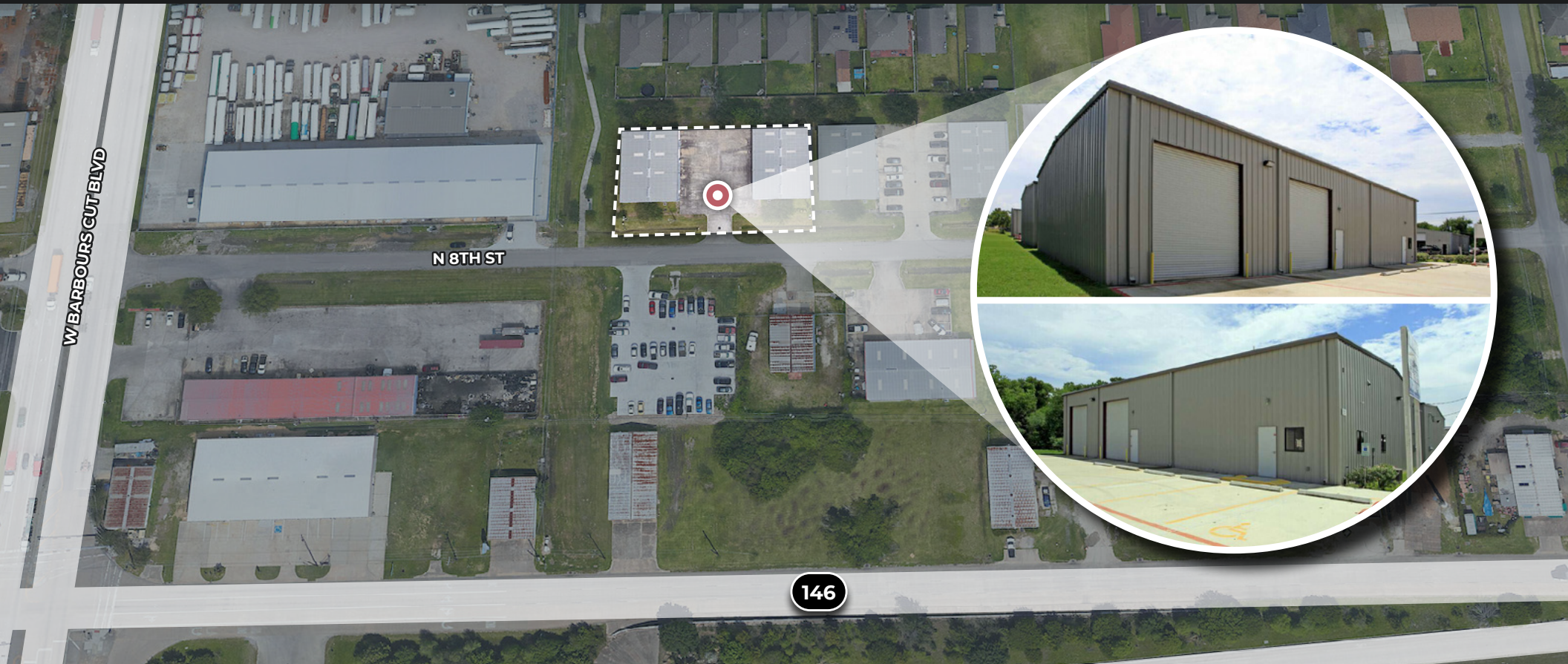


FOR LEASE OR SALE

# 9,520 SF Available

520 & 532 N 8th Street, La Porte, TX 77571



520 & 532 N 8th St., located just east of Houston, is a 2-building office warehouse property totaling 9,520 SF available for lease or sale. The property is located less than three miles from Barbour's Cut Container Terminal and 6 miles of Bayport Terminal. The location offers easy access to Hwy 146, Spencer Hwy, Beltway 8, and Hwy 225.

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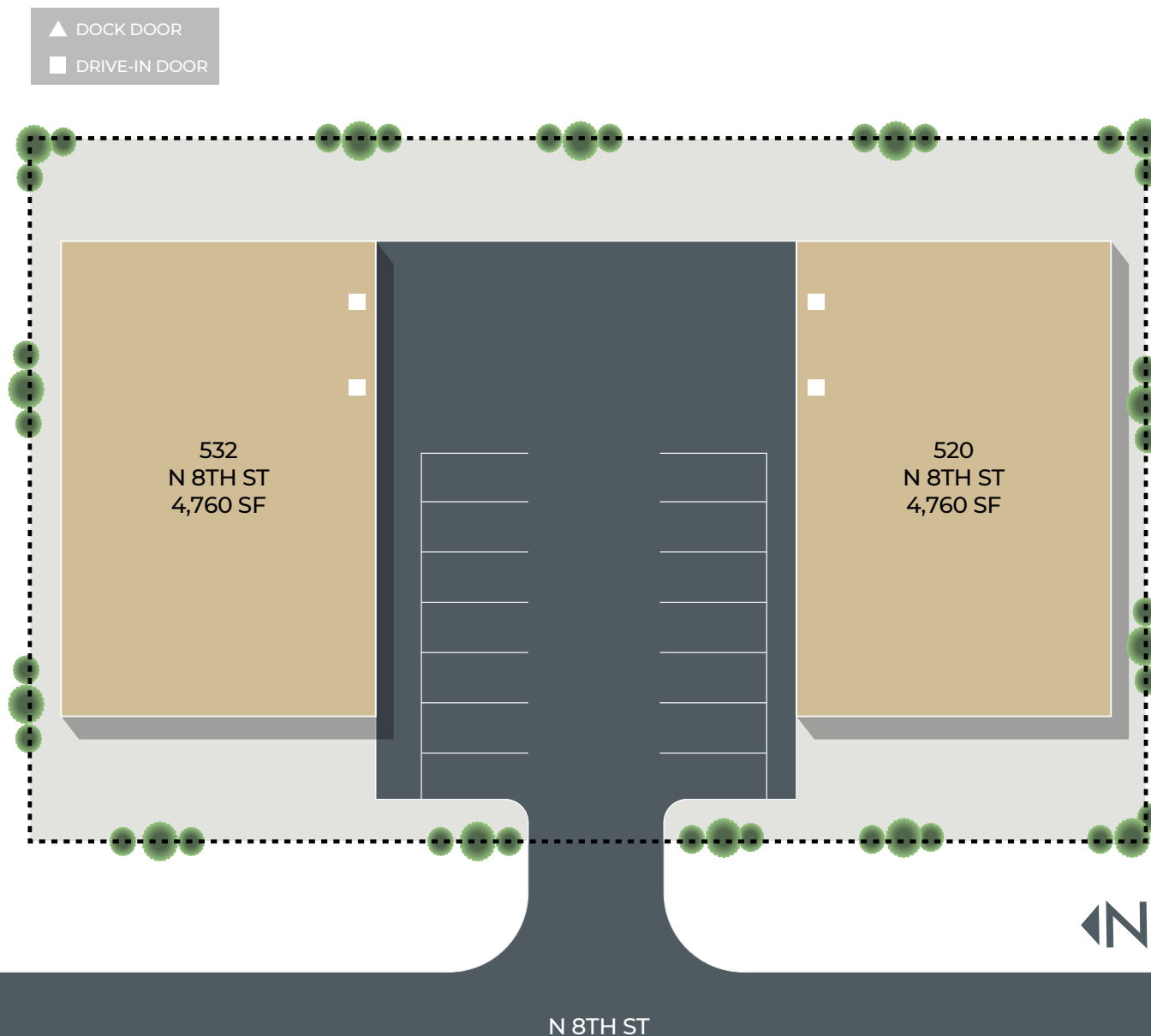
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**KBCADVISORS**



## 520 & 532 N 8TH STREET

**TOTAL BUILDING SF:** 9,520

**OFFICE SF:** ± 952

**LAND (AC):** ± 0.574

**LOADING:** 4 GRADE LEVEL DOORS

**CLEAR HEIGHT:** 16 FEET

**BUILT:** 2008

**LEASE RATE:** \$0.75/SF NNN

**SALE PRICE:** \$1,400,000

*\*PROPERTIES CAN BE SOLD/LEASED  
SEPARATELY OR TOGETHER*

## 520 N 8TH STREET

**TOTAL BUILDING SF:** 4,760

**OFFICE SF:** 476

**LAND (AC):** ±0.287

**LOADING:** 2 GRADE LEVEL DOORS

**CLEAR HEIGHT:** 16 FEET

## 532 N 8TH STREET

**TOTAL BUILDING SF:** 4,760

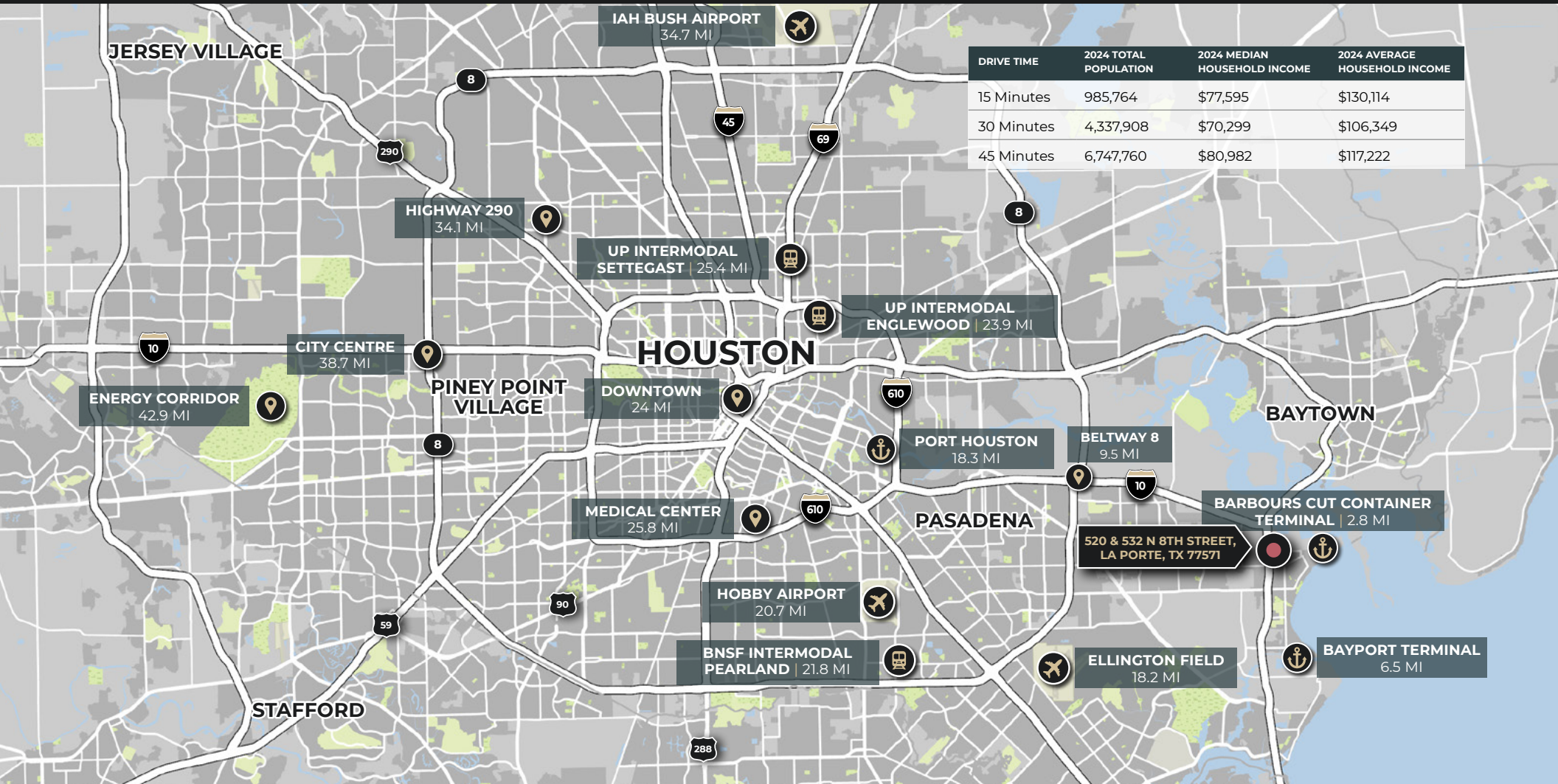
**OFFICE SF:** 476

**LAND (AC):** ±0.287

**LOADING:** 2 GRADE LEVEL DOORS

**CLEAR HEIGHT:** 16 FEET





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