Industrial Warehouse

FOR LEASE



2202 Lone Oak Rd, Houston TX 77093



Sepi Akhavi

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SITE PLAN





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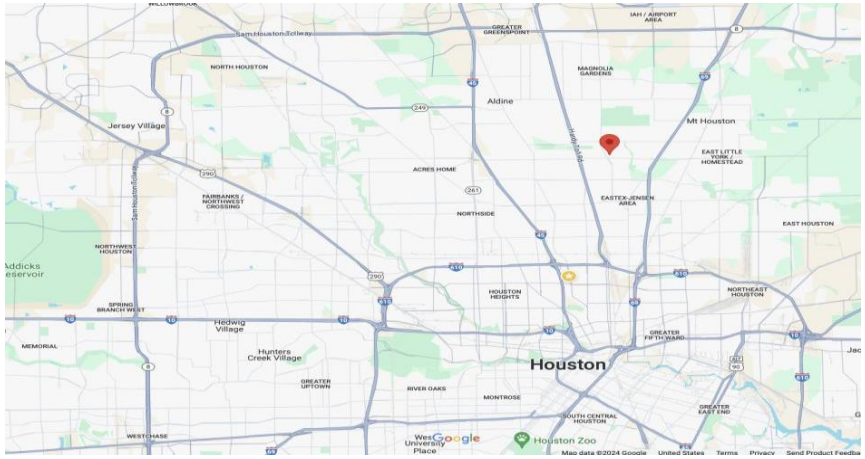
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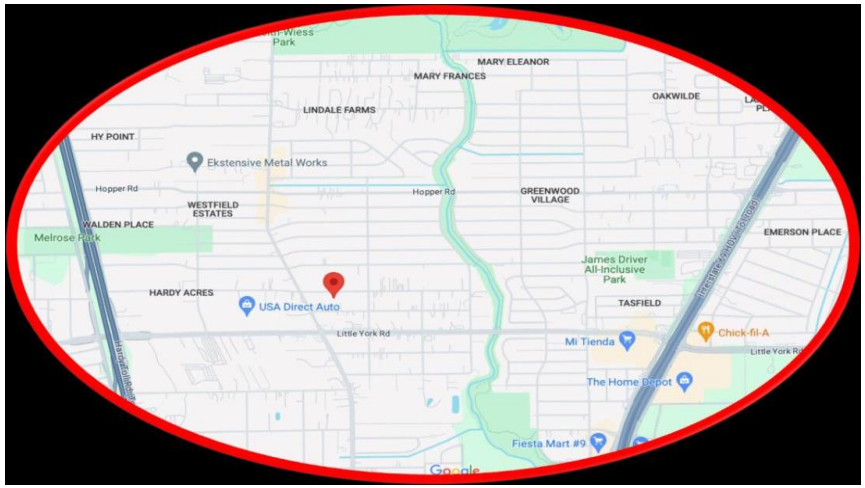
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Highlights

- Air-Conditioned Warehouse Space
- Clear-Span Construction — No Interior Columns
- Clear Height Up to 26'
- Roll-Up Door Access to All Buildings
- Building B Features Two Loading Docks
- Large Concrete Yard / Parking Area
- Only 10 Miles from Downtown Houston
- Easy Access to Hardy Toll Rd & Interstate I-69
- Harris County Jurisdiction
- On-Site Septic System
- Fully Gated
- Available Individually or as a Combined Package
- Rate – Call Broker for Pricing
- Land: 57,000 SF
- Building A: 4,200 SF
- Building B: 15,300 SF
- Building C: 8,400 SF







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Warehouse Interior





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Building A





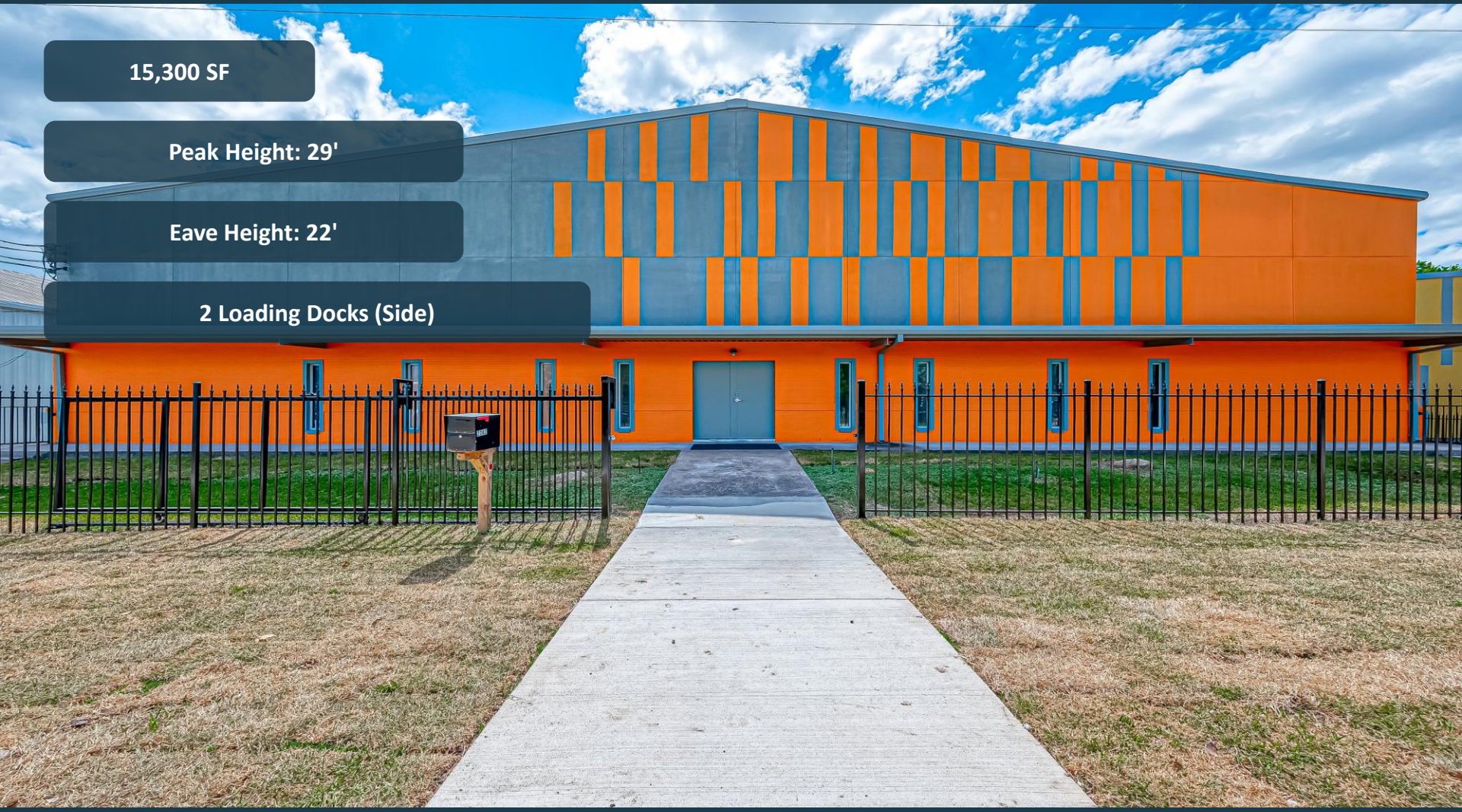
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Building B





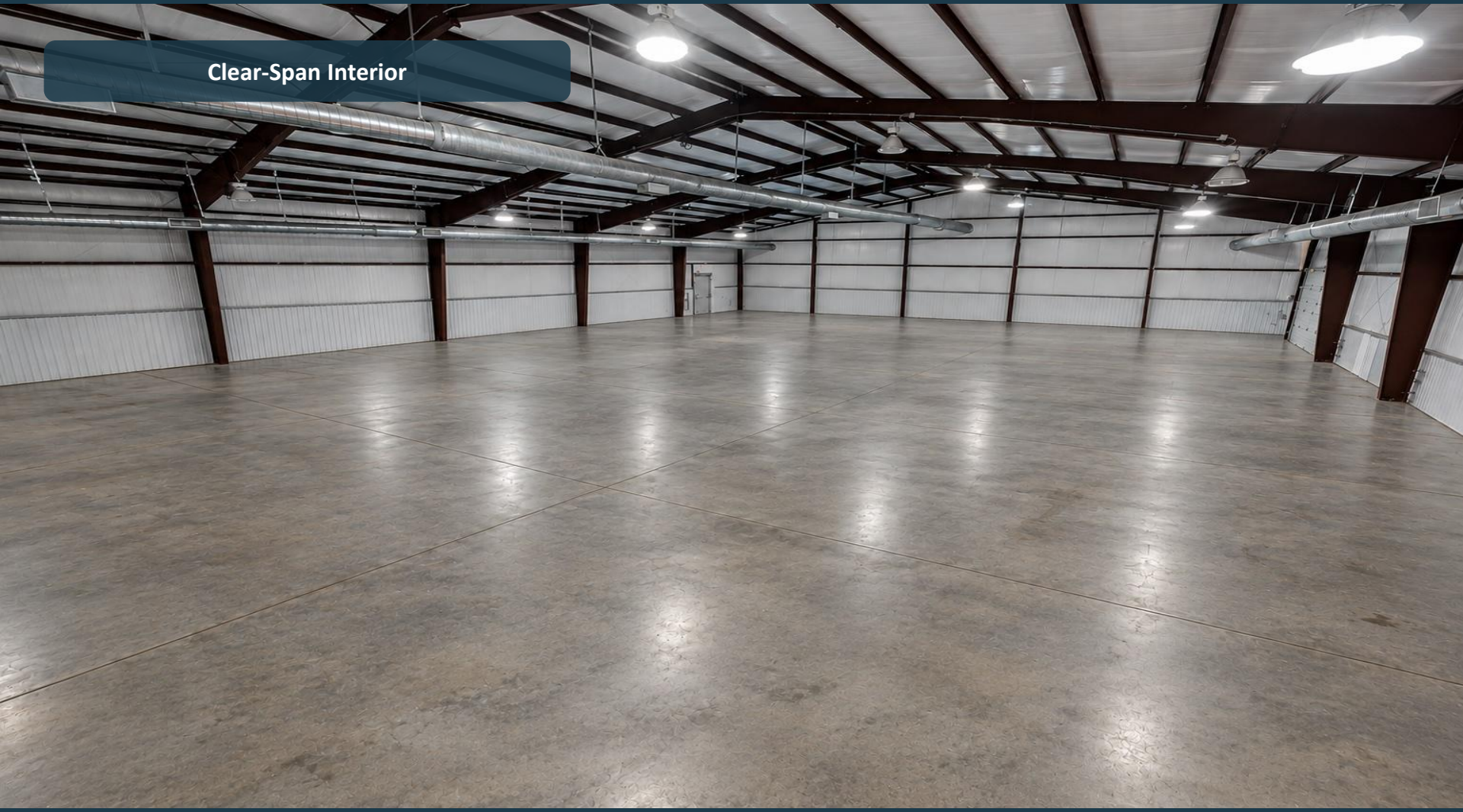
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Building B — Interior





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Building C





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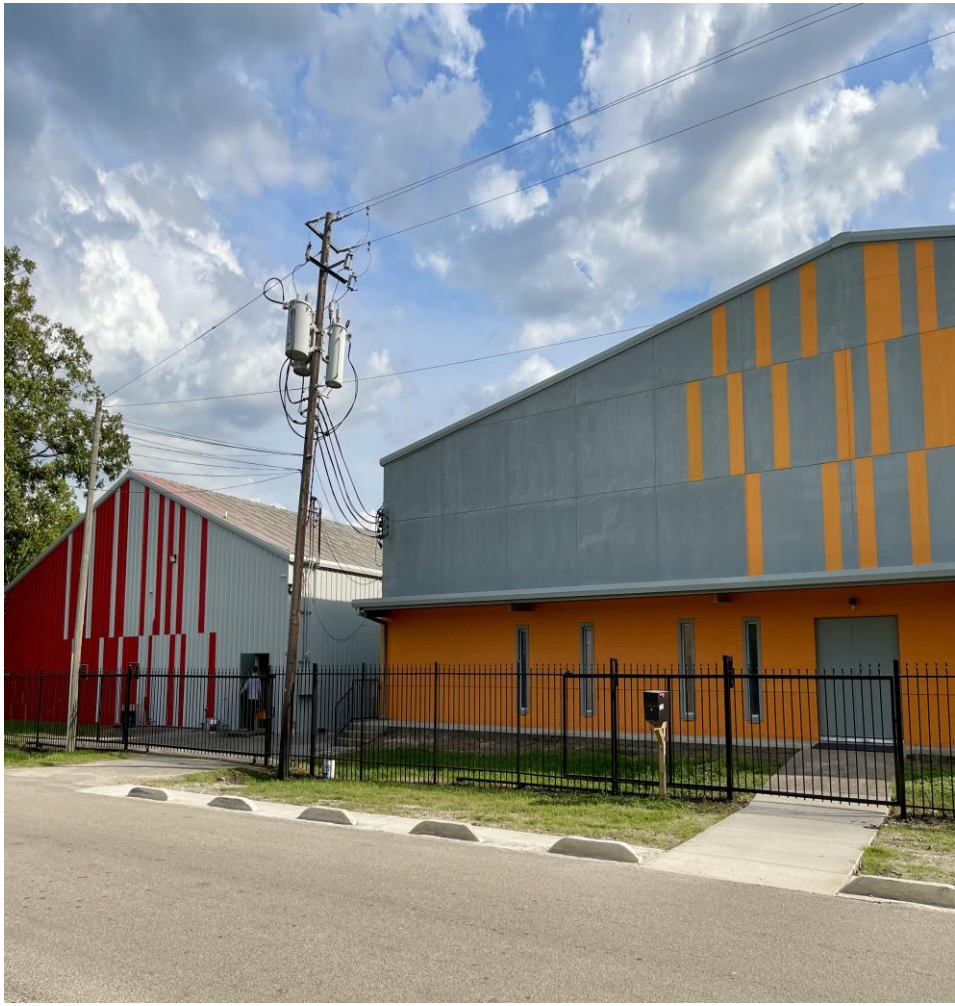
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Property Views







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ZIP Code 77093 Area Profile

46,407 Population (ZIP 77093)	**13,528** Households (ZIP 77093)	**$46,766** Median Household Income (ZIP 77093)
$18,812 Per Capita Income (ZIP 77093)	**3.9** Average Household Size	**10 mi** Distance to Downtown Houston

Regional Access & Traffic Counts (AADT)

- Hardy Toll Road (nearest major toll corridor) – approx. 63,000 vehicles/day
- I-69 / US-59 Eastex Freeway – approx. 205,000 vehicles/day
- Site has direct access to Hardy Toll Rd & Interstate I-69, 10 miles from Downtown Houston

Sources: U.S. Census Bureau ACS 5-Year Estimates (Census Reporter, ZIP 77093); TxDOT / Harris County Toll Road Authority most-recent published AADT counts. Figures are area-level estimates for reference only and are not warranted; independent verification is recommended.



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Confidentiality & Disclaimer

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