

## INDUSTRIAL FOR LEASE

# 1,800 SF FLEX OPPORTUNITY

2916 Lily St., Pasadena, TX 77503



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	Fully Leased
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	0.097 Acres
<b>YEAR BUILT:</b>	2017
<b>BUILDING SIZE:</b>	1,800 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Pasadena

### PROPERTY OVERVIEW

1,800 sf building split on .097 acres offers 5 surface space and 400 sf of office space. The 1,800 sf of warehouse is fully insulated.

### PROPERTY HIGHLIGHTS

- Great location with easy access to all of the areas major thoroughfares
- 4-5 Parking Spaces
- Warehouse fully insulated
- Additional space beside/behind building

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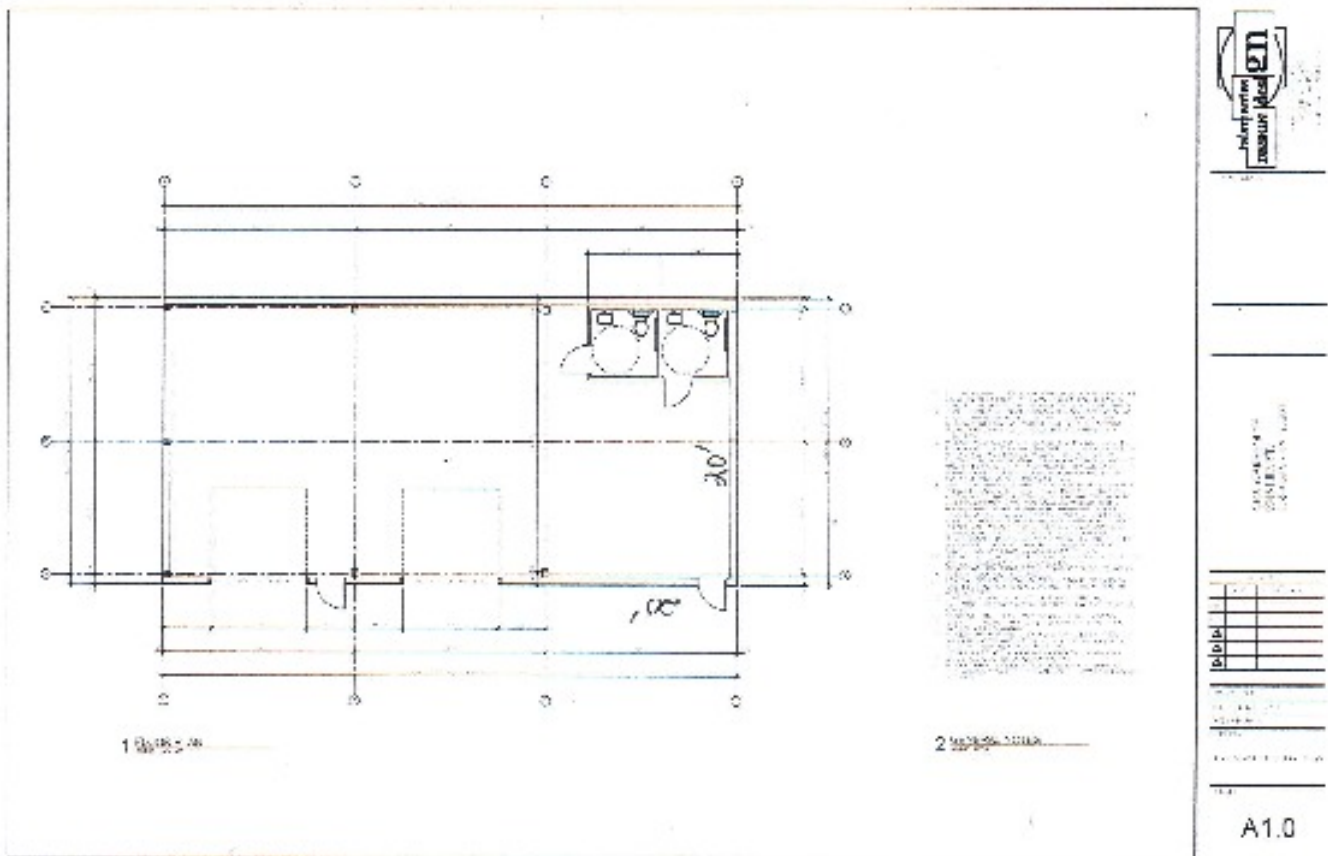
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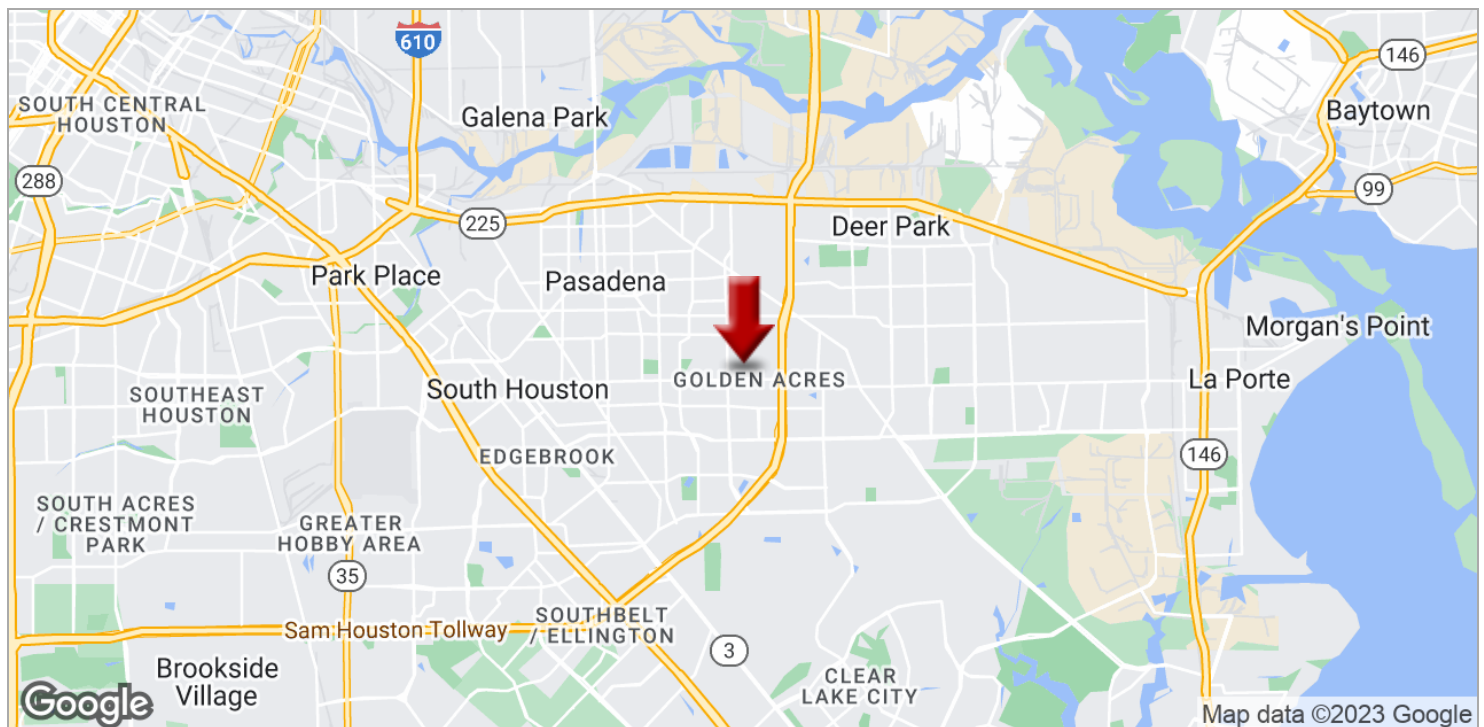
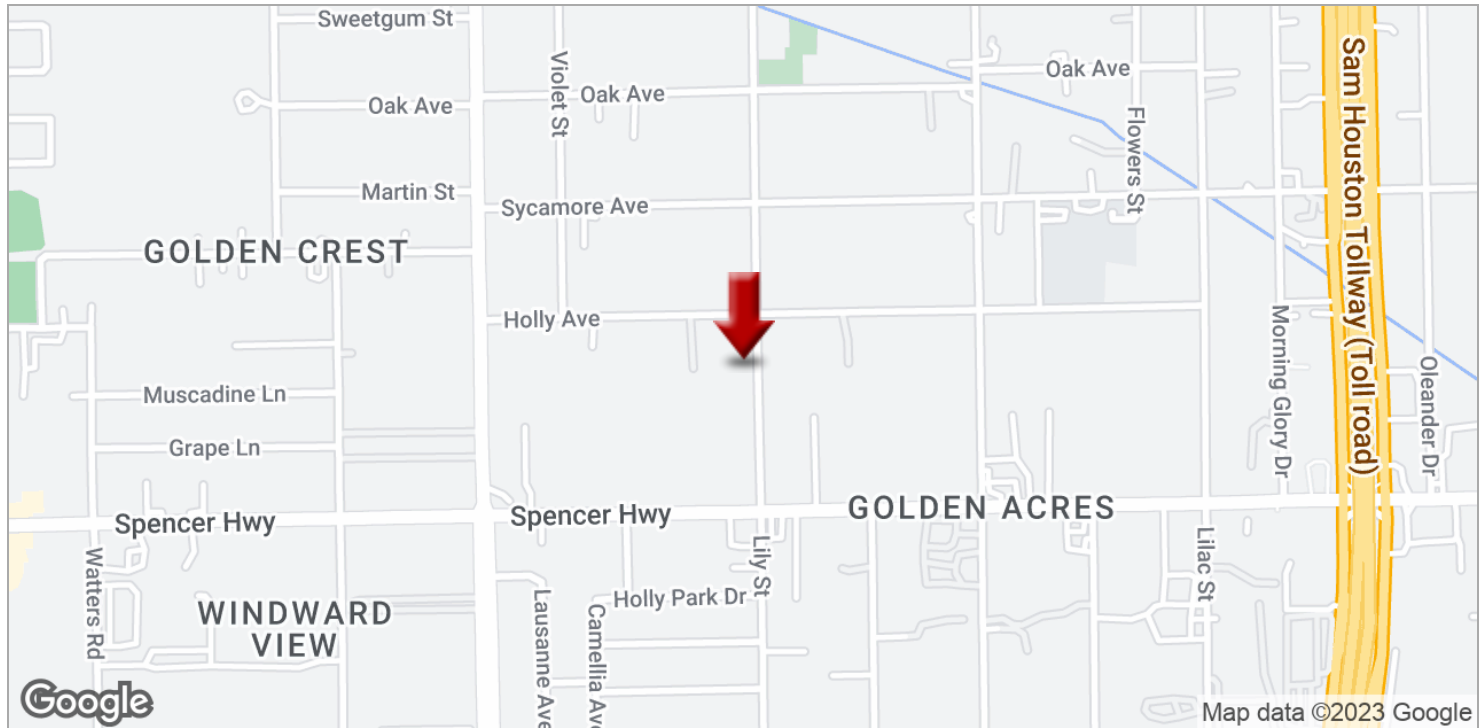
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	1 MILE	3 MILES	5 MILES
Total population	10,645	123,317	248,040
Median age	31.7	30.7	30.9
Median age (male)	31.7	30.1	30.3
Median age (female)	32.1	31.4	31.6

	1 MILE	3 MILES	5 MILES
Total households	3,806	40,225	79,587
Total persons per HH	2.8	3.1	3.1
Average HH income	\$46,754	\$55,801	\$58,072
Average house value	\$100,064	\$115,927	\$120,249

*\* Demographic data derived from 2020 ACS - US Census*

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