

## INDUSTRIAL FOR SALE & LEASE

# 7,000 SF INDUSTRIAL/FLEX OPPORTUNITY

3608 Irvington Blvd, Houston, TX 77009



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Call Broker
<b>AVAILABLE SF:</b>	7,000 SF
<b>LEASE RATE:</b>	Call Broker
<b>LOT SIZE:</b>	0.5 Acres
<b>YEAR BUILT:</b>	1937
<b>BUILDING SIZE:</b>	7,000 SF
<b>ZONING:</b>	Commercial
<b>SUBMARKET:</b>	North Inner Loop
<b>TRAFFIC COUNT:</b>	6,000

### PROPERTY OVERVIEW

7,000 SF Industrial/Flex Warehouse on 3 parcels totaling 0.50 acres near the hard corner of Irvington Blvd. and Collingston St. in North Houston. This opportunity offers a centralized location with two areas of ingress and egress allowing easy access to all of the area's major thoroughfares.

### PROPERTY HIGHLIGHTS

- 7,000 SF Flex Warehouse
- 850+ SF of Office
- 0.50 Acre lot
- 2 overhead doors
- Multiple areas of ingress and egress

**KW COMMERCIAL**  
5050 Westheimer, Ste. 200  
Houston, TX 77056

**BO FABER**  
Director  
O: 281.908.3122  
bfaber@kwcommercial.com  
TX #657051

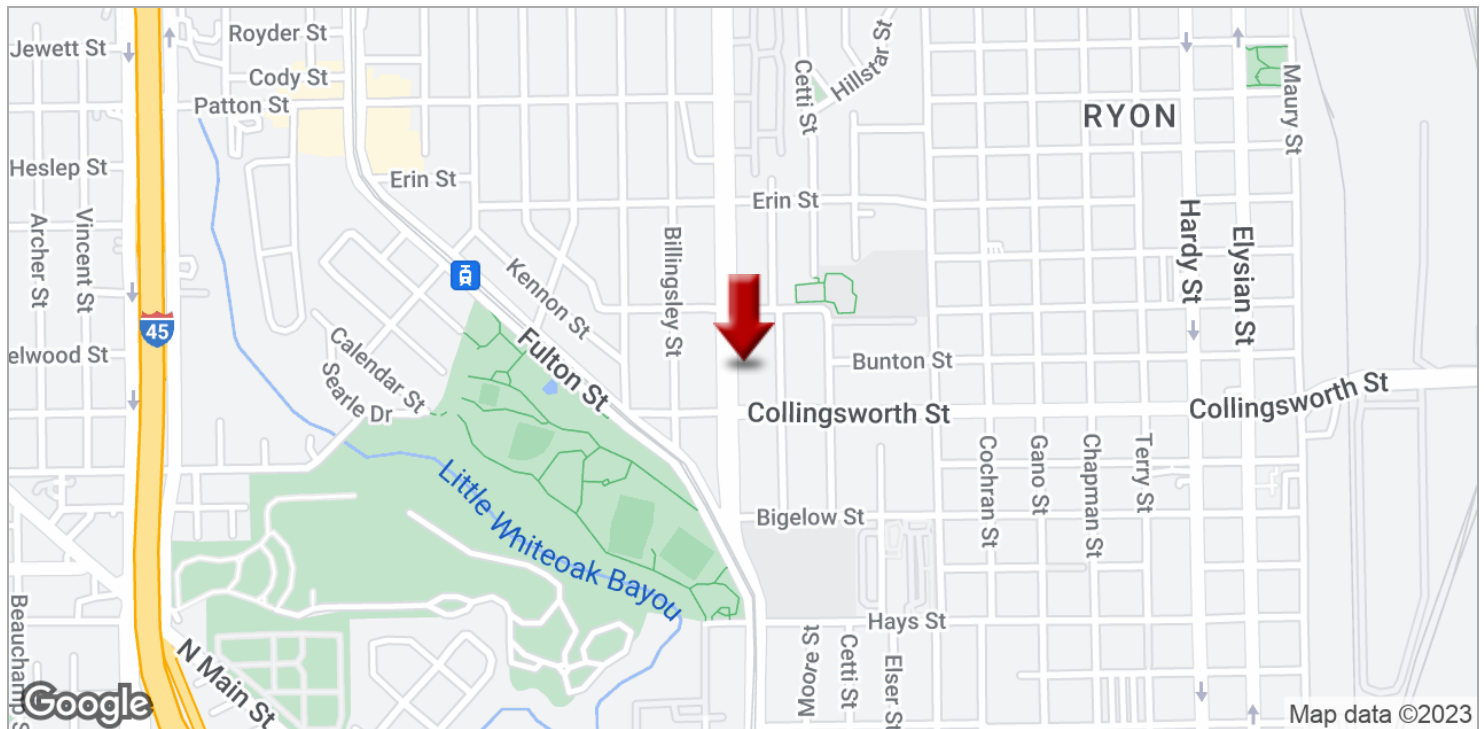
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