

For Sale

cresa



## Industrial / Flex Property

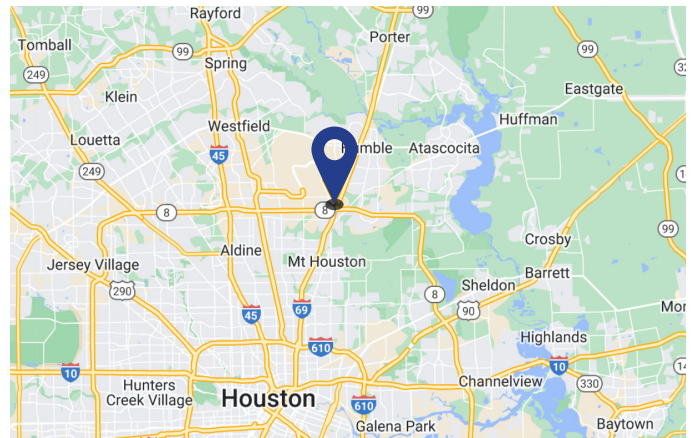
5939 Albert Dr | Humble, Texas 77396

**Total Building Area:** 14,424 SF  
**Total Land Area:** 1.453 AC  
**Availability:** Immediate  
**Year Built:** 2018; 2024

**Asking Price: Contact Broker**

### Features:

- 2 Buildings 1 Block From I-69 & Beltway 8 Interchange
- 9,424 SF Primary Flex Building & 5,000 SF Warehouse
- Less Than 5 Miles From IAH
- Outside 100 & 500 Year Floodplains
- Existing Solar Panels Installed In 2020
- Primary Building Is Fenced & Gated



### For More Info

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Humble, Texas 77396

## Property Aerial



### Parcel 2

- 0.833 AC Lot
- 5,000 SF Whse.
- Grade Level Doors (x4)
- Additional Paved Parking

### Parcel 1

- 0.624 AC Lot
- 9,424 SF Building
- Mix: 50% Off. / 50% Whse.
- Climate Controlled Whse.
- Power: 200a / 480v / 3p
- Grade Level Doors (x2)
- Clear Height: 14'-26'
- Fenced & Gated

### For More Information

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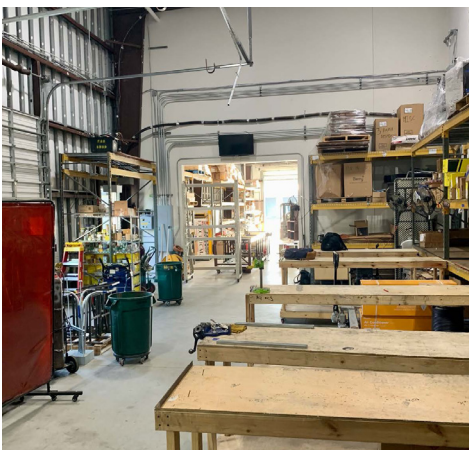
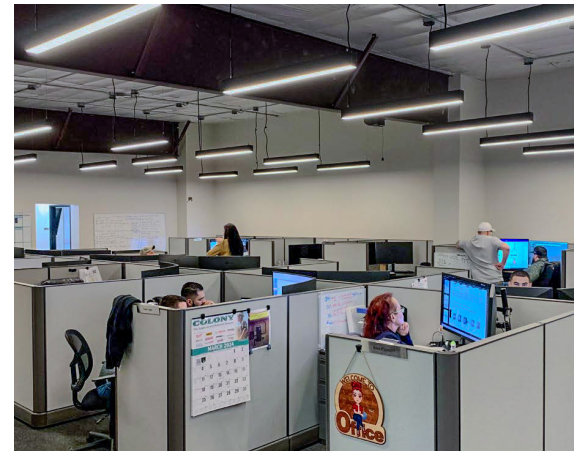
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**Photos**



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# For Sale

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## Floor Plans (Primary Building)

### Floor 1

- Reception
- 11 Private Offices
- 2 Bullpens
- Conference Room
- Kitchenette
- 4 Restrooms
- IT Closet



### Floor 2

- Mezzanine Office
- Added In 2022-2023
- Not Counted In Bldg SF
- Similar Layout To 1st Floor

