

FOR SALE OR LEASE: ±26,106 SF

142 KNOBCREST

REFRIGERATION/FREEZER SHELL BUILDING READY



FOR MORE INFORMATION, PLEASE CONTACT:

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 **CUSHMAN & WAKEFIELD**

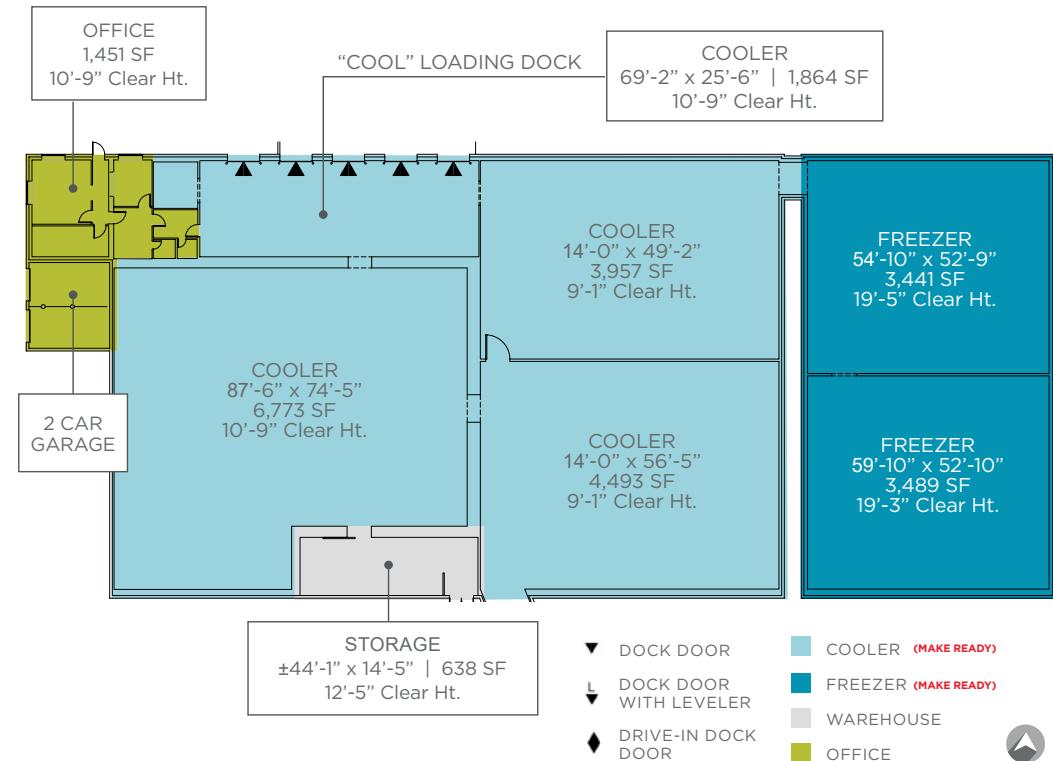
142 KNOBCREST OVERVIEW

142 KNOBCREST HOUSTON, TX 77060

PROPERTY OVERVIEW

Location	142 Knobcrest
Total Rentable Area	±26,106 SF
Office	±1,451 SF
Storage	±638 SF
Freezer	±6,930 SF
Refrigeration Warehouse	±17,087 SF COOLER AND FREEZER ARE SHELL BUILDING READY
Clear Height	10' – in A/C Refrigeration Area 19' – in Freezer Area
Dock High Doors	5
Truck Court	245'
2023 Taxes	\$1,502,122 HCAD Valuation
Comments	<ul style="list-style-type: none"> Office area refurbished in 2021 150' truck court Ample parking Trailer storage available Two points of entry Call for pricing

SITE PLAN



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AERIAL

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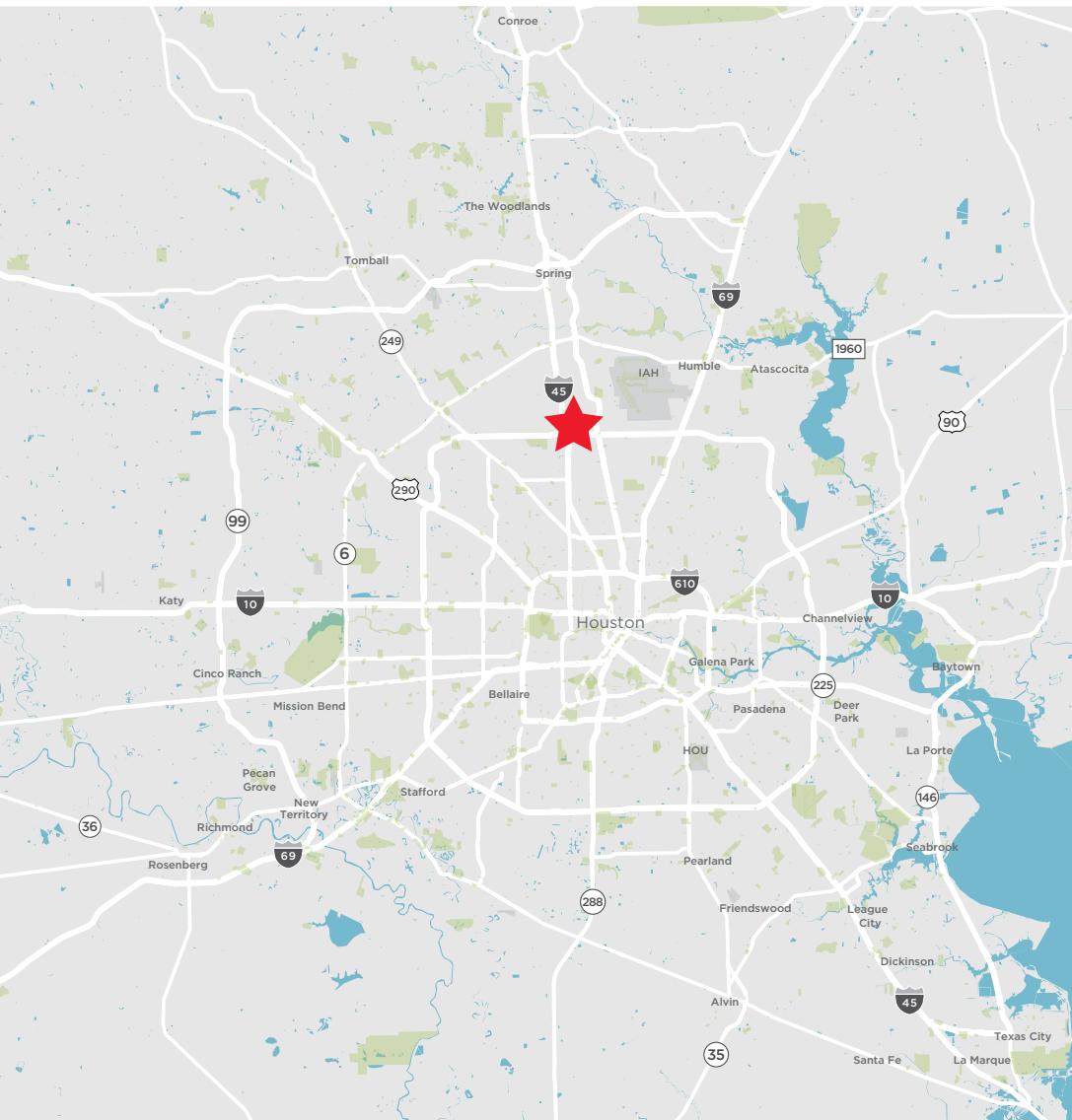
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LOCATION

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PROXIMITY TO SELECT LOCATIONS IN REGION

Name	Trucking Distance (miles)	Trucking Time (min)
Hwy 290	15.3	16
Beltway 8	2.9	5
Grand Parkway	10	11
I-45	1.3	3
Downtown Houston	17.7	23
IAH	10	19
Hobby	25.8	34
Barbours Cut	41.7	48
Bayport Terminal	47.1	51

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