

**FOR SALE OR LEASE: ±26,106 SF**

# 142 KNOBCREST

*REFRIGERATION/FREEZER SHELL BUILDING READY*



**FOR MORE INFORMATION, PLEASE CONTACT:**

**STEPHEN THOMAS SCHNEIDAU**

Senior Associate

**Mobile:** +1 713 502 8260

[stephentomas.schneidau@cushwake.com](mailto:stephentomas.schneidau@cushwake.com)

**BILL SCHNEIDAU**

Principal

**Mobile:** +1 713 304 5006

[bschneidau@gmail.com](mailto:bschneidau@gmail.com)

**STEPHEN SCHNEIDAU**

Vice Chairman

**Mobile:** +1 713 557 3560

[stephen.schneidau@cushwake.com](mailto:stephen.schneidau@cushwake.com)



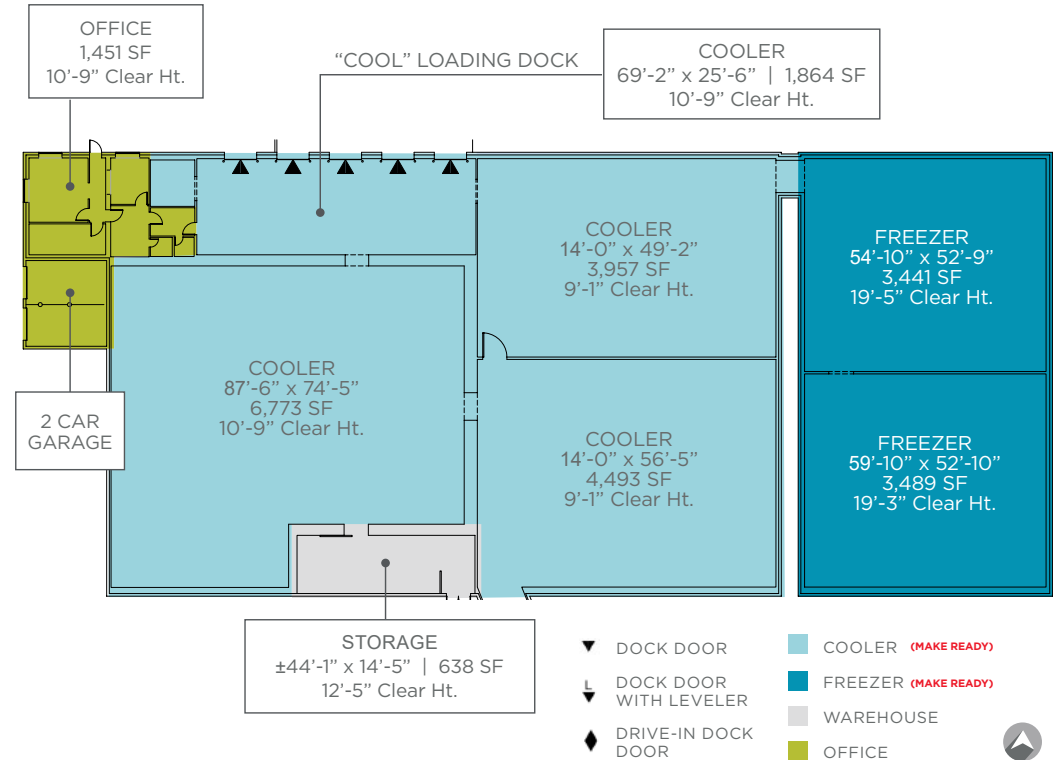
# 142 KNOBCREST OVERVIEW

142 KNOBCREST HOUSTON, TX 77060

## PROPERTY OVERVIEW

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

## SITE PLAN



## FOR MORE INFORMATION, PLEASE CONTACT:

**STEPHEN THOMAS SCHNEIDAU**  
Senior Associate  
**Mobile:** +1 713 502 8260  
stephentomas.schneidau@cushwake.com

**BILL SCHNEIDAU**  
Principal  
**Mobile:** +1 713 304 5006  
bschneidau@gmail.com

**STEPHEN SCHNEIDAU**  
Vice Chairman  
**Mobile:** +1 713 557 3560  
stephen.schneidau@cushwake.com





# AERIAL

142 KNOBCREST HOUSTON, TX 77060



## FOR MORE INFORMATION, PLEASE CONTACT:

**STEPHEN THOMAS SCHNEIDAU**  
Senior Associate  
**Mobile:** +1 713 502 8260  
stephentomas.schneidau@cushwake.com

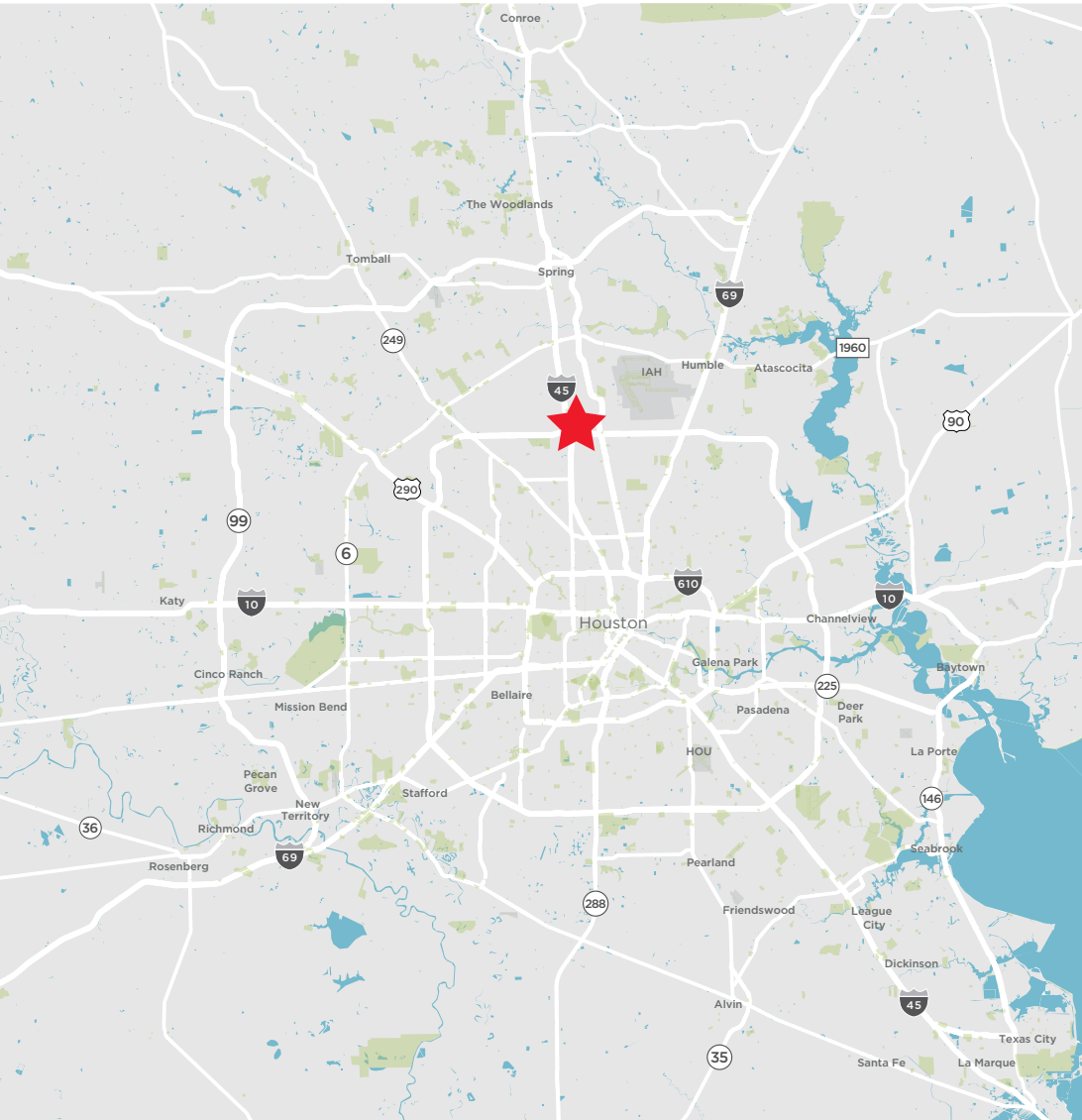
**BILL SCHNEIDAU**  
Principal  
**Mobile:** +1 713 304 5006  
bschneidau@gmail.com

**STEPHEN SCHNEIDAU**  
Vice Chairman  
**Mobile:** +1 713 557 3560  
stephen.schneidau@cushwake.com



# LOCATION

142 KNOBCREST HOUSTON, TX 77060



## 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

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

## FOR MORE INFORMATION, PLEASE CONTACT:

**STEPHEN THOMAS SCHNEIDAU**  
Senior Associate  
**Mobile:** +1 713 502 8260  
stephentomas.schneidau@cushwake.com

**BILL SCHNEIDAU**  
Principal  
**Mobile:** +1 713 304 5006  
bschneidau@gmail.com

**STEPHEN SCHNEIDAU**  
Vice Chairman  
**Mobile:** +1 713 557 3560  
stephen.schneidau@cushwake.com

