

5306 CLINTON DR

139,964 SF
MANUFACTURING CAMPUS
AVAILABLE FOR LEASE

CUSHMAN & WAKEFIELD | STEELVEST

FOR LEASE

5306 CLINTON DRIVE

HOUSTON, TX 77020



- ± 3.51 Acres of Concrete Laydown Yard
- 32,861 SF Office Space:
  - Main Office 1st Floor: 11,873 SF
  - Main Office 2nd Floor: 16,475 SF
  - Shop Offices: 4,513 SF
- 100% Sprinklered (Wet System)
- (12) Oversized Grade-Level Doors
- (2) Dock-Wells
- Multiple Bridge & Jib Cranes
- Warehouse Locker Room & Break Room
- Fully Equipped Gym w/ Restrooms & Showers
- Cafeteria w/ Full Kitchen
- Office furniture potentially available
- 3 Phase / 480V Heavy Power
- 1,500 kVA Ground-Mounted Transformer
- Easy Access to I-10, Loop 610, Hwy 59
- Within 2 miles from the Port of Houston

BUILDING HIGHLIGHTS

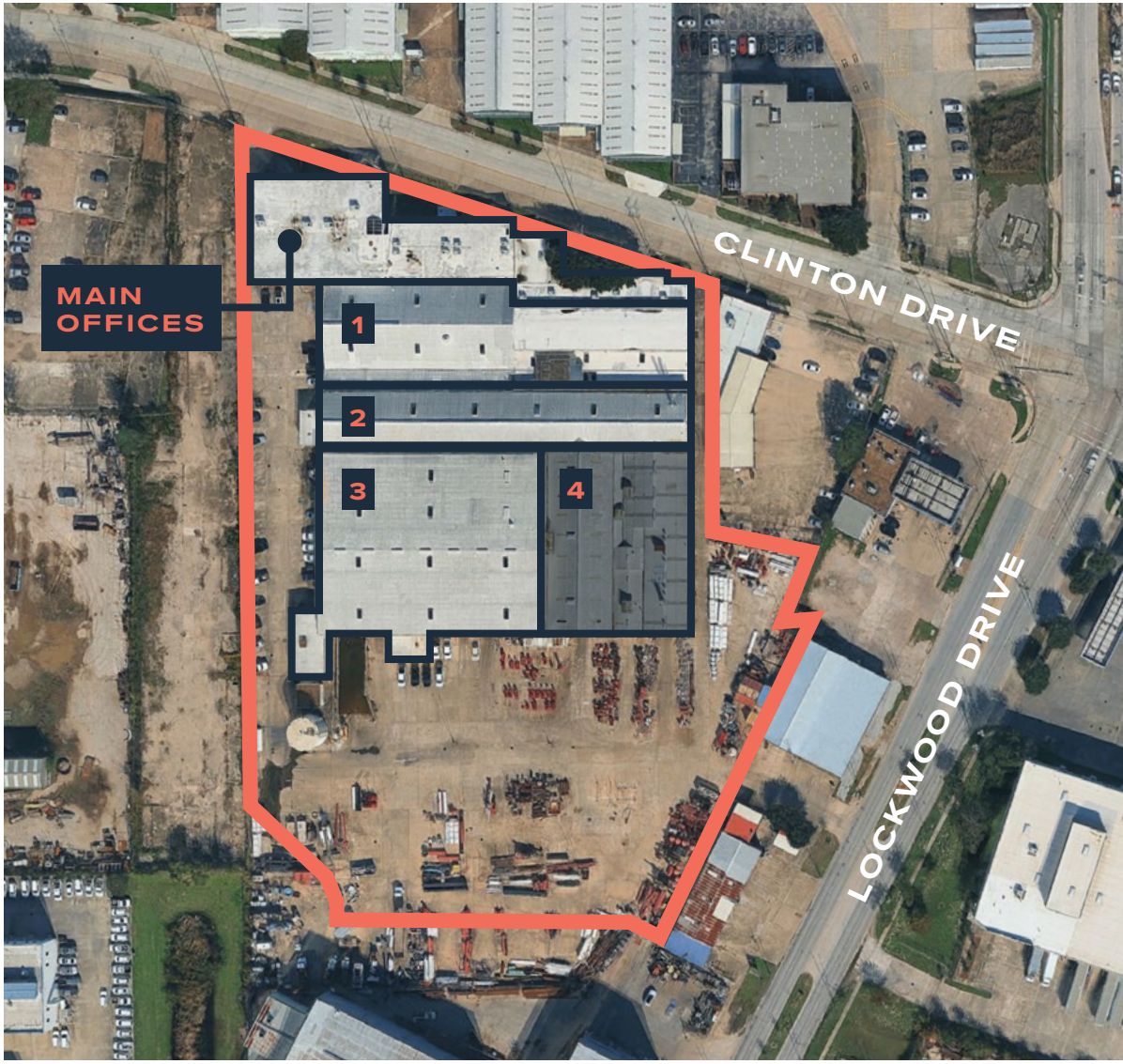
WAREHOUSE SECTIONS
107,103 SF TOTAL

BUILDING 1
- 30’ x 20’ column spacing
- (2) 5-ton jib cranes w/ 18’ hook height
- (11) jib cranes
- 24’ peak height

BUILDING 2
- 53’ clear span
- (1) 5-ton crane w/ 10’ hook height
- 34’ peak height

BUILDING 3
- (1) 10-Ton crane w/ 24’ hook height
- (4) jib cranes
- (2) additional crane-ready bays
- 40’ peak height

BUILDING 4
- To be demolished for Building 3 expansion
- (3) crane-ready bays (for Building 3 extended)

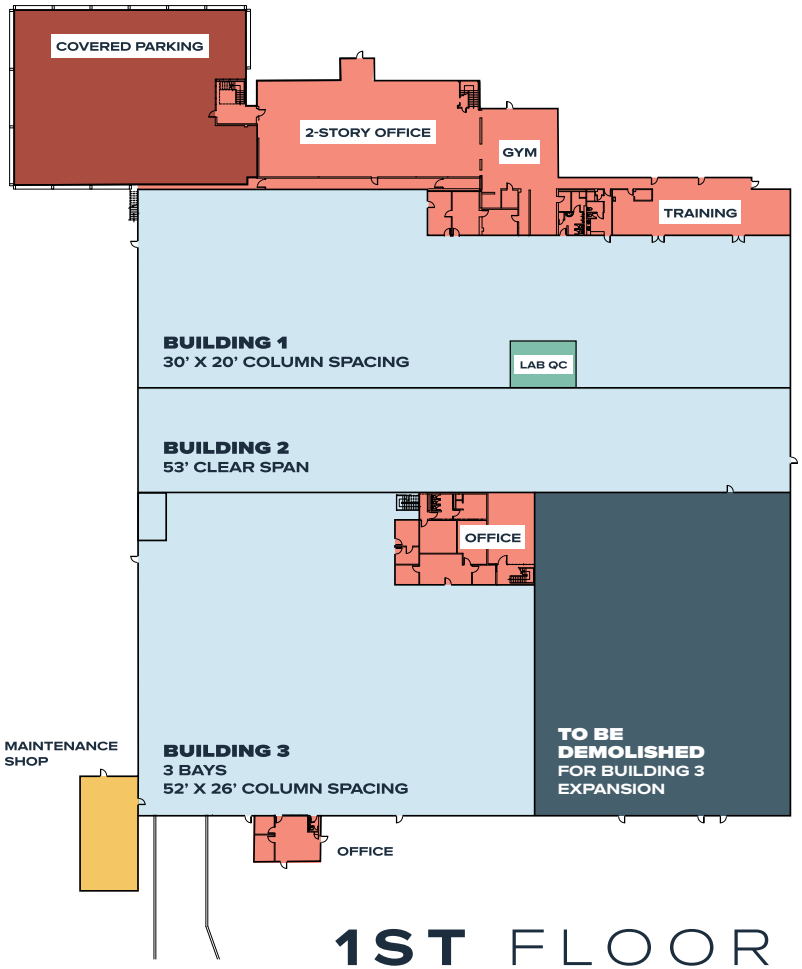


AERIAL DIAGRAMS

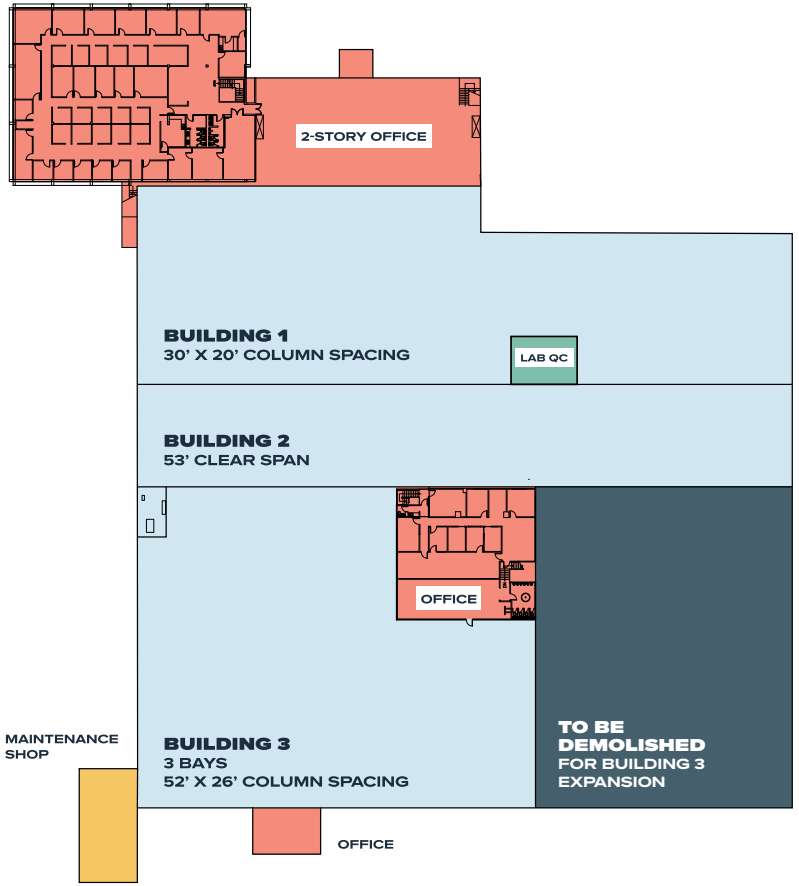




FLOOR PLANS

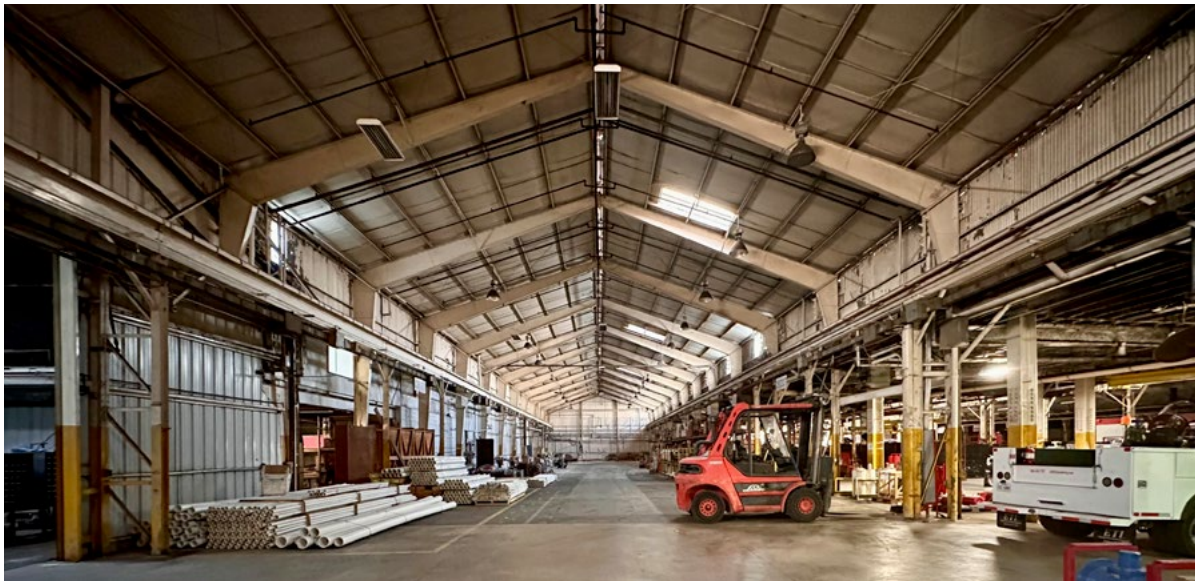


1ST FLOOR



2ND FLOOR

PROPERTY PHOTOS

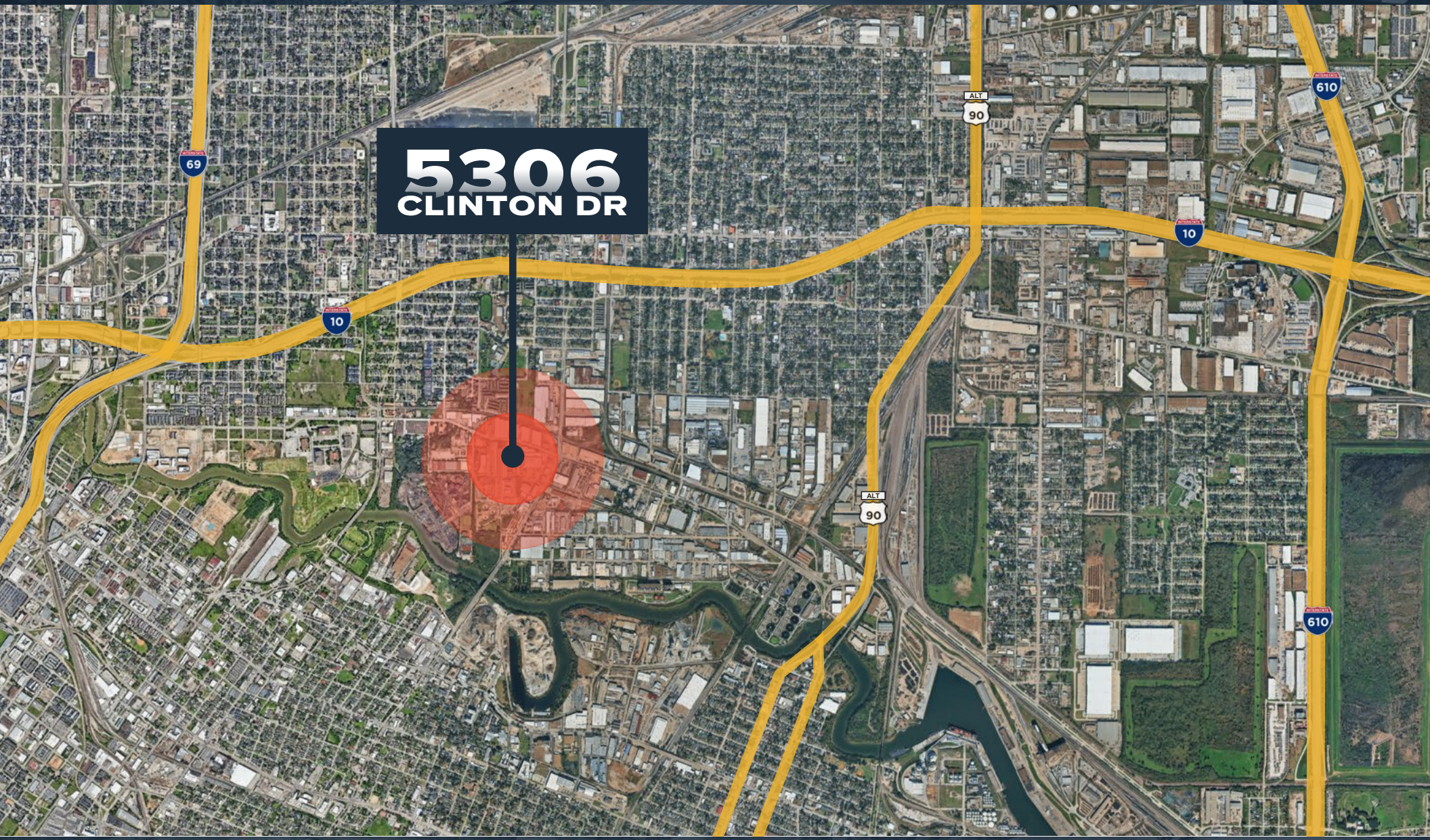




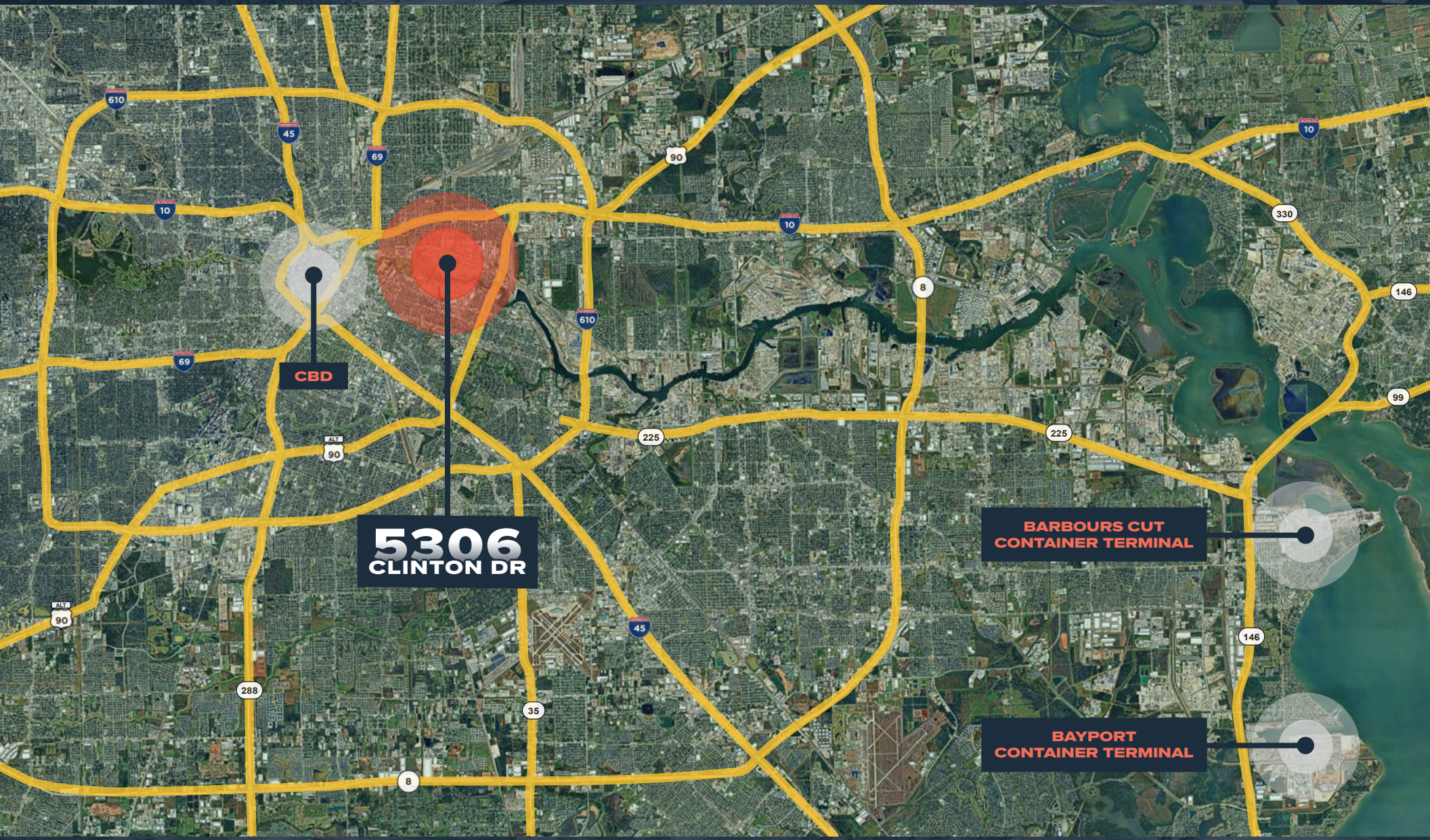




IMMEDIATE ACCESS



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5306 CLINTON DR

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