Transwestern

For Sale or Lease

INDUSTRIAL WAREHOUSE

425 Walsh Rd, Rosenberg, TX 77471

Built in 2017	10,536 SF Available	Single Tenancy	Heavy Power



Transwestern

Nathan Donahue

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Property Highlights

BUILDING FEATURES

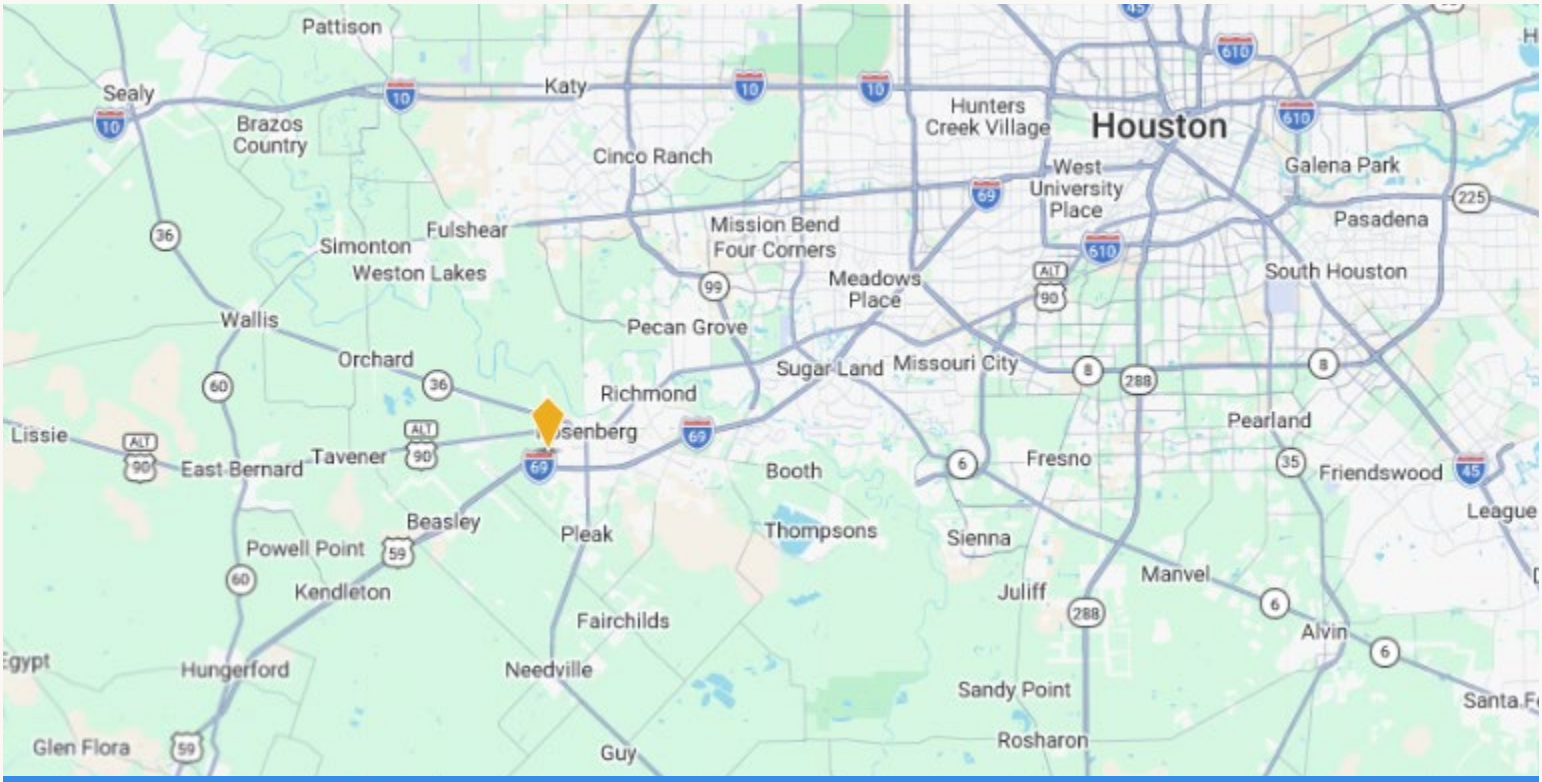
- 10,536 SF Available
- For Sale or Lease
- Single Tenancy
- Vacant
- ±1,500 SF Office
- Two large Propel Air Ceiling Fans in the Warehouse
- Two Restrooms
- Two Private Offices and One Large Bullpen
- Insulated Walls & Ceilings
- 20’ Clear Height
- 2 Grade Level Doors
- 120’ Shared Truck Court
- Heavy Power

LOCATION FEATURES

- Off-Site Detention
- City of Rosenberg Utilities
- Deed Restrictions
- In the Southwest Corridor Submarket
- Fort Bend County
- Close to Rosenberg, Richmond and Beasley
- Easy access to I-69, 36, Spur 529 and ALT 90

SALE PRICE/ LEASE RATE: CONTACT BROKER

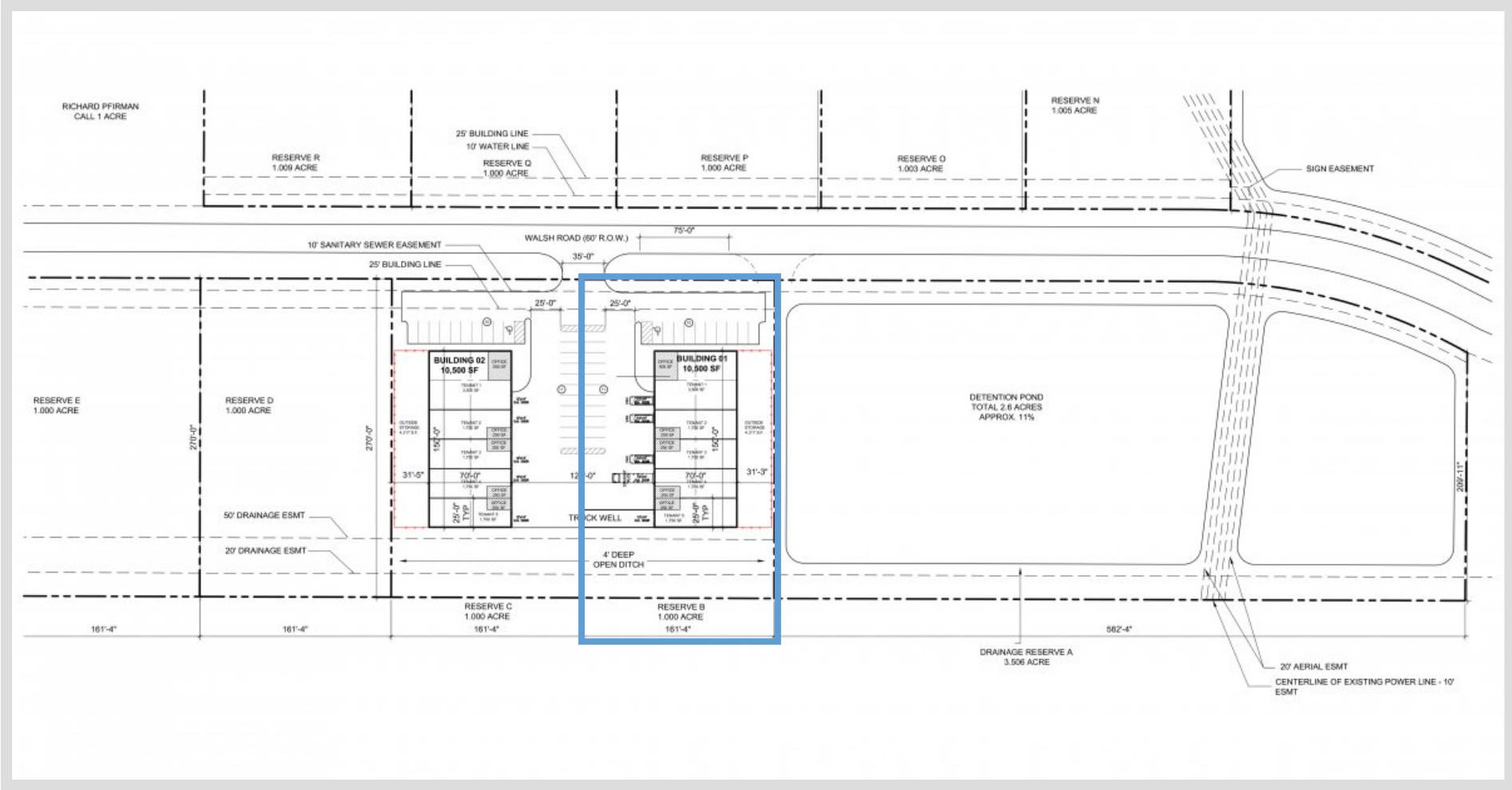
AERIAL MAP



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RICHARD PFIRMAN
CALL 1 ACRE
RESERVE R
1.009 ACRE
25' BUILDING LINE
10' WATER LINE
RESERVE Q
1.000 ACRE
RESERVE P
1.000 ACRE
RESERVE O
1.003 ACRE
RESERVE N
1.005 ACRE
SIGN EASEMENT
10' SANITARY SEWER EASEMENT
WALSH ROAD (60' R.O.W.)
75'-0"
35'-0"
25' BUILDING LINE
25'-0"
25'-0"
BUILDING 02
10,500 SF
BUILDING 01
10,500 SF
RESERVE E
1.000 ACRE
RESERVE D
1.000 ACRE
270'-0"
270'-0"
152'-0"
152'-0"
31'-5"
70'-0"
12'-0"
70'-0"
31'-3"
25'-0" TYP
TRUCK WELL
25'-0" TYP
DETENTION POND
TOTAL 2.6 ACRES
APPROX. 11%
202'-11"
50' DRAINAGE ESMT
20' DRAINAGE ESMT
4' DEEP
OPEN DITCH
RESERVE C
1.000 ACRE
RESERVE B
1.000 ACRE
161'-4"
161'-4"
161'-4"
161'-4"
582'-4"
DRAINAGE RESERVE A
3.506 ACRE
20' AERIAL ESMT
CENTERLINE OF EXISTING POWER LINE - 10'
ESMT

Site Plan

Exterior Photos









Interior Photos

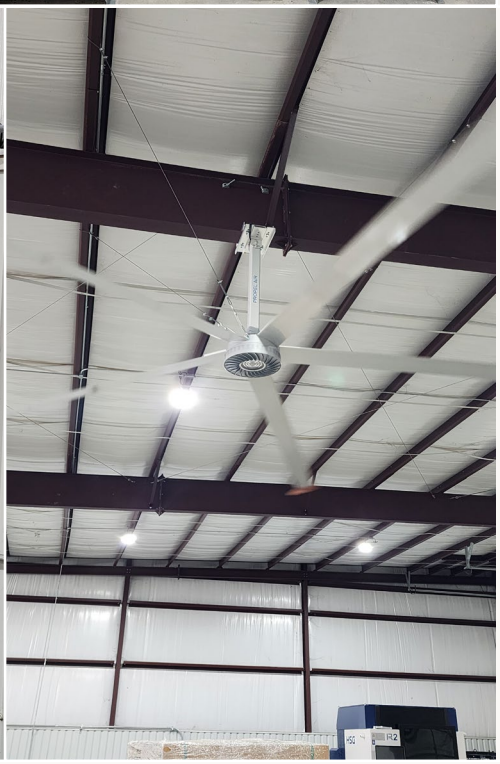














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