

# ANDY LOCKWOOD

## REAL ESTATE

**FOR SALE: FREEWAY INDUSTRIAL/COMMERCIAL**  
24518 Interstate 10E between FM 563 and SH 61, Chambers County, TX 77597



### KEY FEATURES

- ◆ Sales Price: \$1,400,000
- ◆ 6 acres land: 3.1 ac (135,000 SF) lighted concrete pavement and 2.9 ac undeveloped land
- ◆ 7,500 SF metal clad, steel frame office/warehouse with 16 FT Ceiling Clear Height
- ◆ 4,230 SF (56%) ac/heated space & 3,267 SF (44%) warehouse and 6 Ground Level Doors
- ◆ 135,000 SF of lighted concrete parking for approximately 600 autos.
- ◆ Road frontage – 655 FT I-10 service road
- ◆ 1996 construction – originally built and operated as a Ford dealership
- ◆ Cross Street SH 61
- ◆ Tax Parcel Number 00008-08112-00100
- ◆ Alternate uses are light industrial, manufacturing, warehouse and/or trucking and field services
- ◆ The property is located in Wallisville Texas on I-10's south service road about 30 miles east of Houston's CBD, 10 miles east of Baytown and about 37 miles west of Beaumont. Surrounding area along I-10 is about 35% developed with freeway commercial and industrial properties.
- ◆ The property lies about 3/4 mile west of I-10 @ SH 61, about 1/2 mile east of I-10 exit ramp # 811 and 2 1/4 miles east of FM 563.
- ◆ Owner will consider subdividing the Property into separate parcels and may provide seller financing for qualified credit.
- ◆ Electrical provider - Entergy

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*The information contained herein was obtained from sources believed to be reliable; however, Andrew Lockwood, Broker, makes no guarantees, warranties or representations, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal from the market without notice.*

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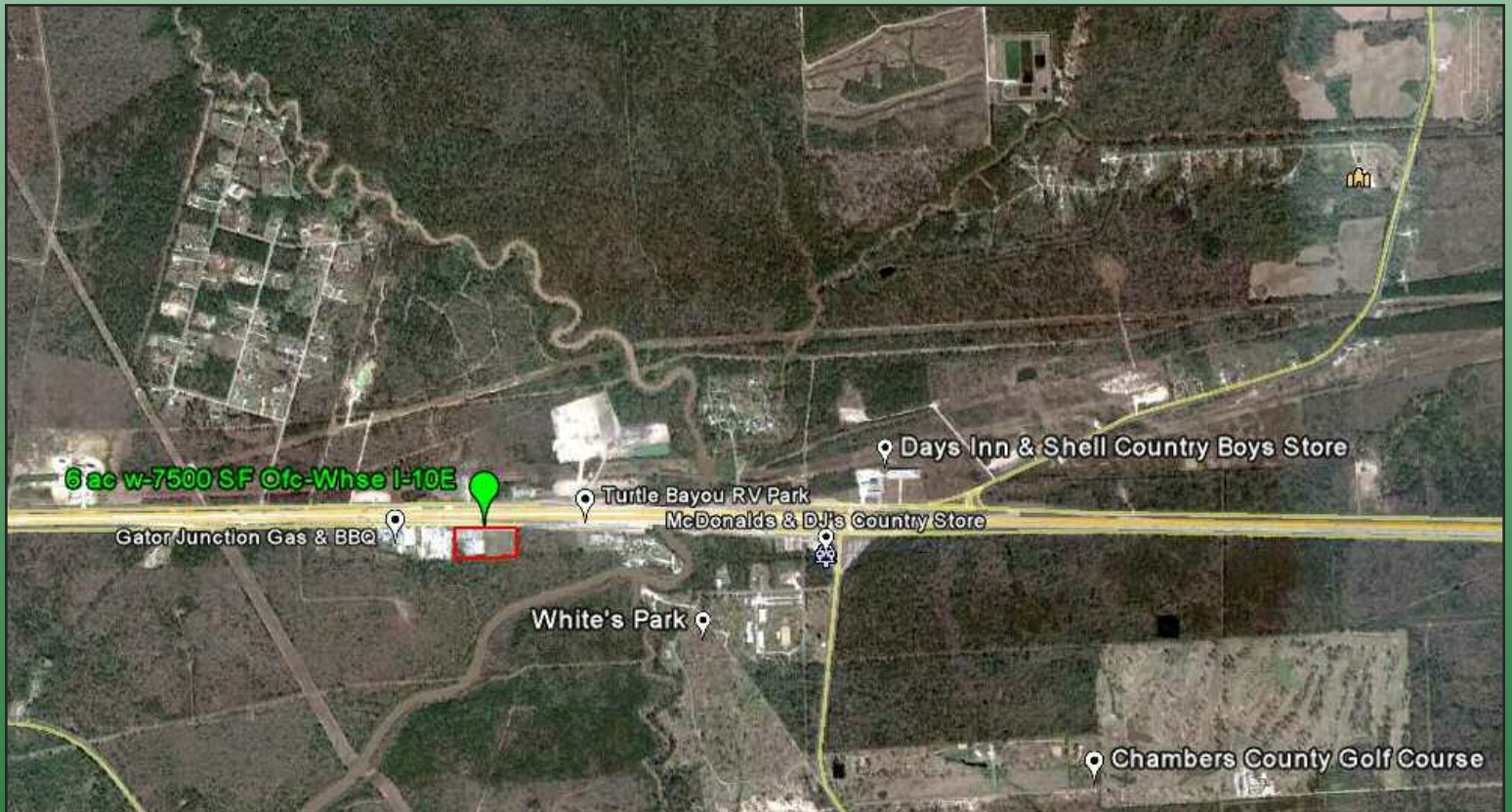
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Property as seen from I 10 east service road



East Side Bldg



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