FOR LEASE

# 900 GEMINI AVE

HOUSTON TX 77058

OFFICE/WAREHOUSE/AEROSPACE




## SINGLE TENANT BUILDING

**RENTABLE AREA** | 32,983 SF

**LOT SIZE** | 2.50 AC

## LEASE RATE

## CONTACT BROKER

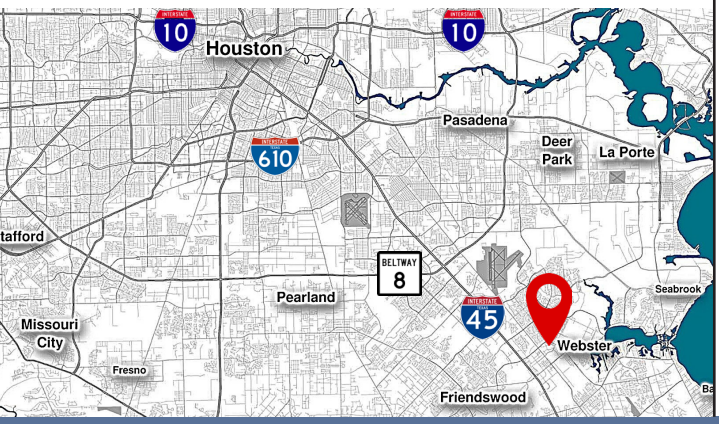
Lease Type: NNN

## SUITE HIGHLIGHTS

- UTILITIES: GAS, WATER & SEWER
- 2 DOCK HIGH LOADING DOORS
- 18' CLEAR HEIGHT
- 2.67/1,000 SF PARKING RATIO
- 800A, 480V, 3-PHASE POWER
- 8 MINUTES TO I-45
- 6 MINUTES TO NASA & TEXAS A&M SPACE INSTITUE
- INTERIOR REMODEL UNDERWAY
- FLOOR DRAINS
- 24 HOUR ACCESS
- STORAGE SPACE

## POWER. SPACE. LOCATION.

Plug into Clear Lake's aerospace corridor near NASA. This ±32,983 SF single-tenant office/warehouse offers 800A, 480V 3-phase power, two dock-high doors, and 18' clear height, with an interior remodel underway and quick access to I-45 and Highway 3.







NEWCOR

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## SURROUNDINGS




## ADDITIONAL PHOTOS










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