



## FOR SALE: 62,155 SF on 37.55-Acre Prime Development Tract, Richmond TX

### PROPERTY OVERVIEW

- Approx. 62,115-SF metal warehouse on 37.55 acres
- Warehouse has sprinkler system, three grade-level overhead doors and one truck well. Roof recently replaced. 120k+-SF foundry to be demolished
- Fenced, with substantial paving/stabilized areas
- Formerly rail-served (Union Pacific)
- 3-phase power available
- Never flooded
- City of Richmond utilities
- Phase I and II Environmental Site Assessments completed

### LOCATION OVERVIEW

- Prime development land in burgeoning Richmond, Texas
- Just north of US 90A, formerly served by existing UP rail spur
- Easy access to US 90A, I-69/US 59 and Grand Parkway
- Across US 90A from Oak Bend Medical Center and walking distance to historic downtown Richmond
- Excellent setting for quiet, secure business park with easy access to major thoroughfares and amenities

### PRICING & AVAILABILITY

- Available April 1, 2018
- Call for pricing

### FOR INFORMATION, CONTACT:

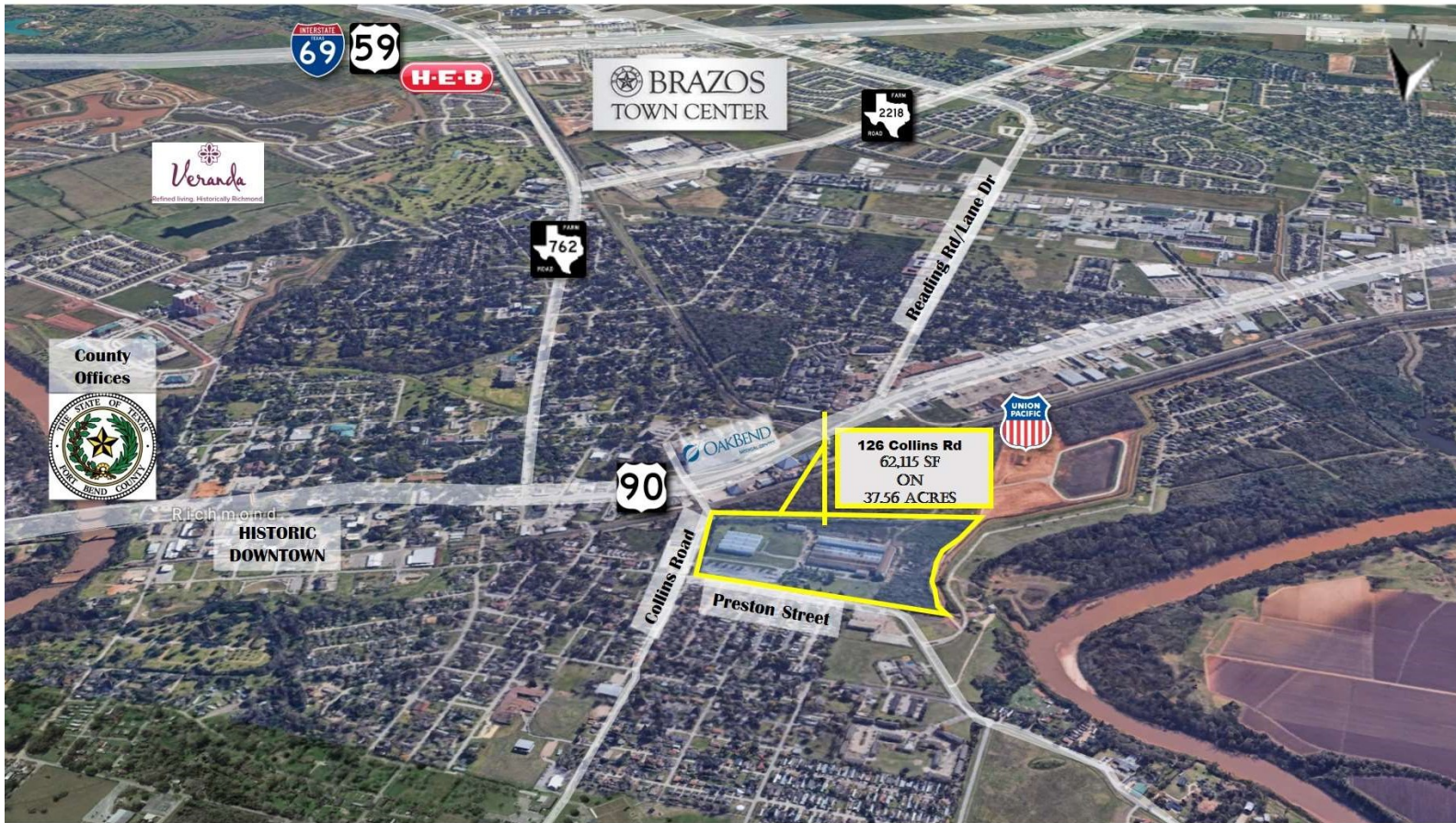


Bud Friedman, CCIM  
281 242-1498  
[bud@fbre.net](mailto:bud@fbre.net)

Kelly Ferguson, CCIM  
281 242-1261  
[kelly@fbre.net](mailto:kelly@fbre.net)

Barry Beard  
281 414-8403  
[barry@fbre.net](mailto:barry@fbre.net)





**FB** 8410 Highway 90A - Suite 120  
**RE** Sugar Land, Texas 77478  
281 242--2200  
[www.fbre.net](http://www.fbre.net)



