

**COLLIERS  
INTERNATIONAL**

**INDUSTRIAL**

# 701 & 705 CORDELL ST.

FORMER PRINTING COMPANY FACILITY

Houston, Texas

**FOR SALE**

**Monthly Pmt = \$1,631  
with 10% down  
7.5% interest rate**



**Parcel 1**



**Parcel 2**

### Parcels:

- 1) 6,800 SF Metallic Building &
- 2) 5,000 SF lot - ready to build adjacent to warehouse

#### ➤ Parcel 1:

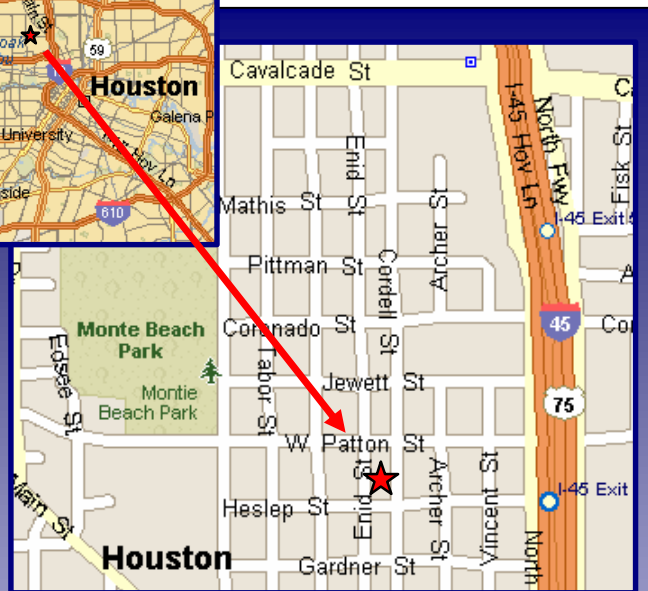
- 6,800 SF metallic office / warehouse building situated on 10,000 SF of land
- Excellent near North Houston location on Cordell Street near Patton and I-45
- 4 air-conditioning units (75% HVAC)
- Extensive elec. 480/240, 3 phase, 625+/- amps
- ~12'-16' eave ht. & 2- 10'x10' overhead doors
- 2002 Taxes = \$3,227

Price: \$225,000

#### ➤ Parcel 2:

- 5,000 SF of land ready to build lot adjacent to warehouse (for commercial or residential)

Price: \$50,000



*For Additional Information Contact:*

**Chris Klein or Roddy McAlpine**

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### Colliers International

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