

FOR SALE OR LEASE

±75,280 SF on ±1.99 Acres

7524 SHERMAN ST.

HOUSTON, TX 77012



Ship Channel

7524 Sherman St.

SHERMAN ST.

AVENUE C

NORTH

75th ST.

Gallegos Elementary

MICHEAL PALMER

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CBRE

www.cbre.us

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7524 SHERMAN ST.
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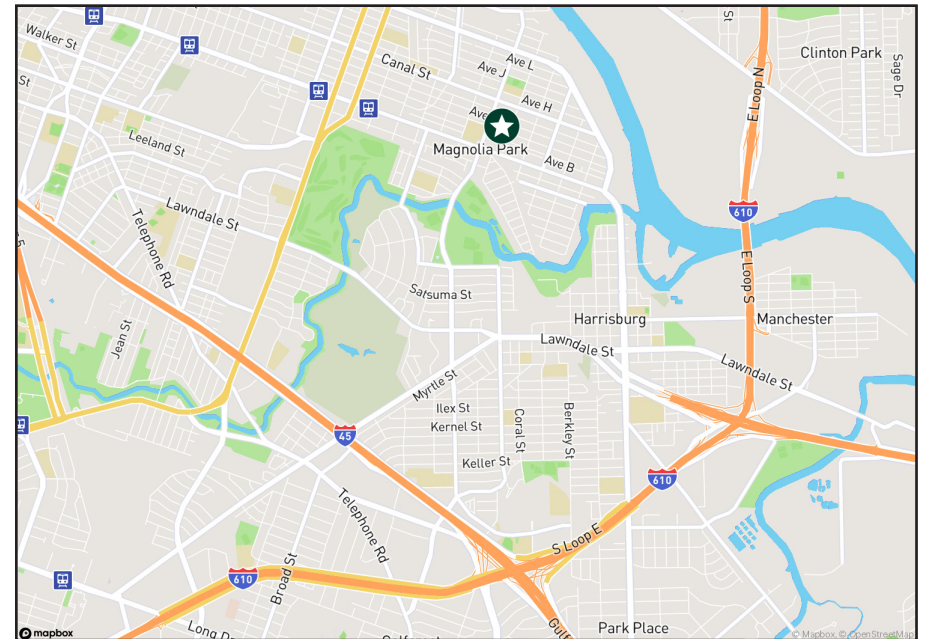
Downtown Houston

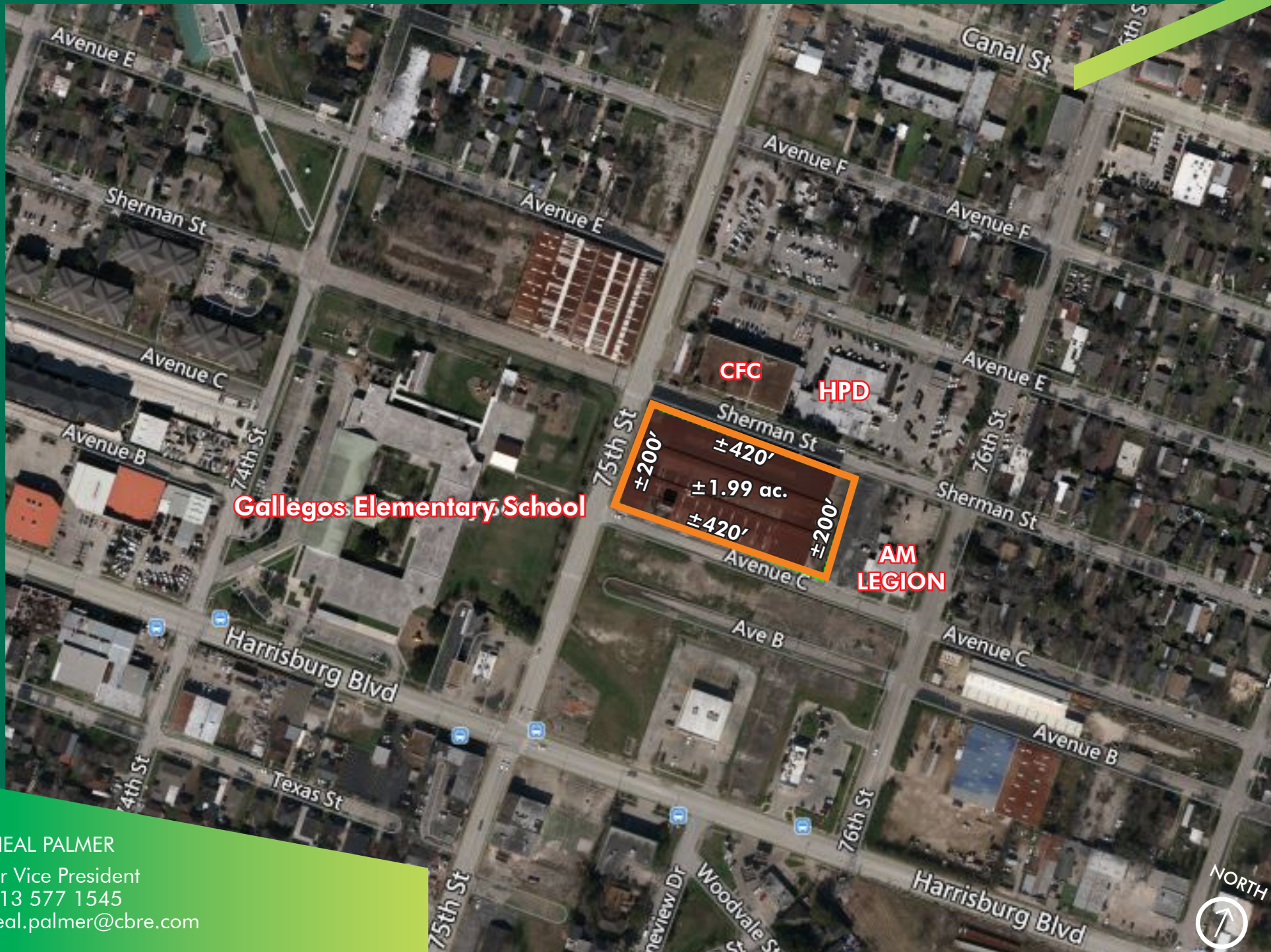
7524 Sherman St.



PROPERTY HIGHLIGHTS

- + ±75,280 SF on ±1.99 acres * Per HCAD
- + 4 oversized, grade-level overhead doors
- + Drive-thru capable on west end of building
- + 30' clear, metal building, 10 ton crane
- + Storage facility, limited improvements
- + Sale Price: \$4,125,000.00
- + Lease Rate: \$.40 PSF/NNN
- + Seller Financing possible to qualified buyer





Gallegos Elementary School

CFC

HPD

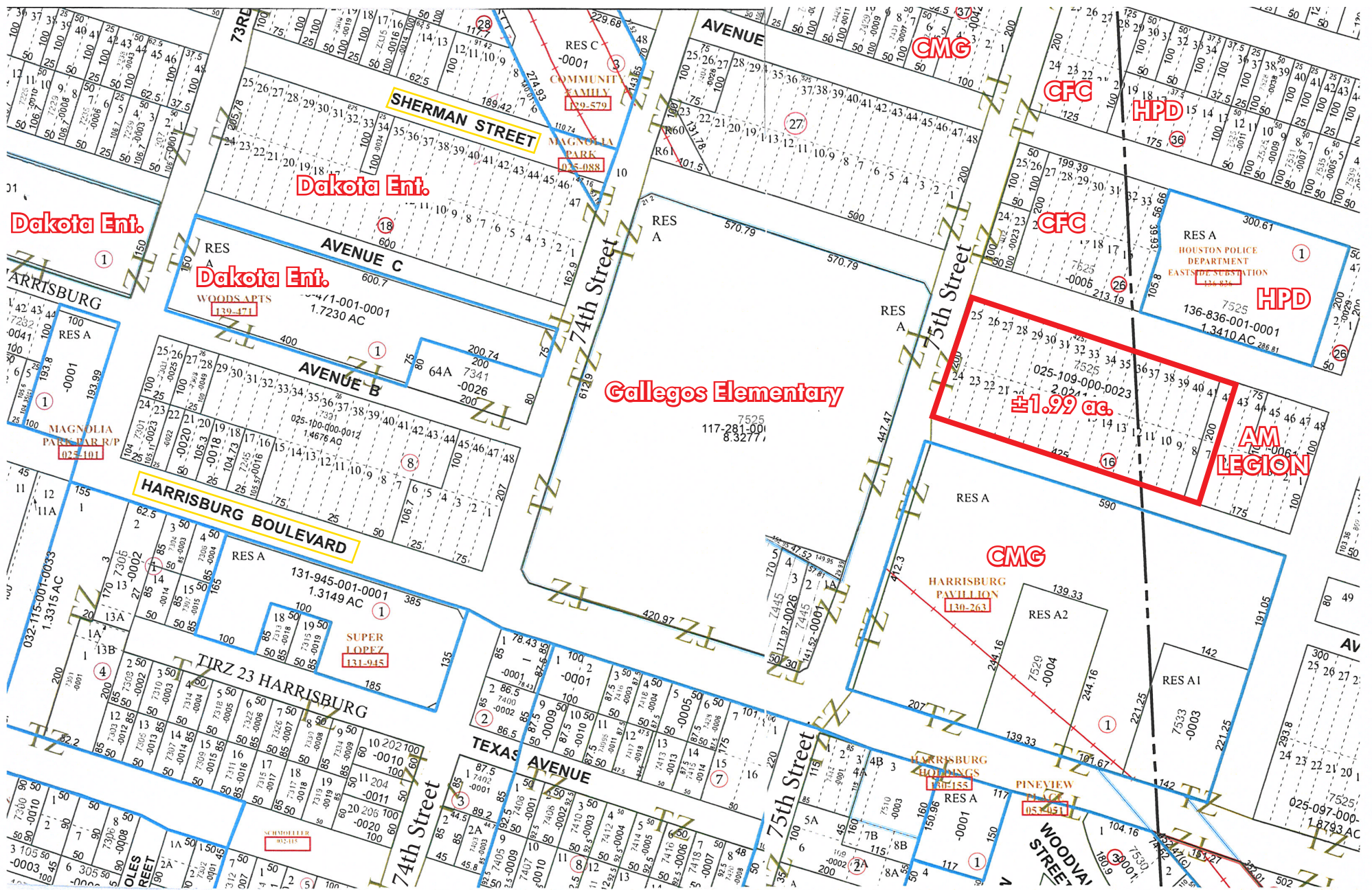
**AM
LEGION**

±200'
±420'
±1.99 ac.
±420'
±200'

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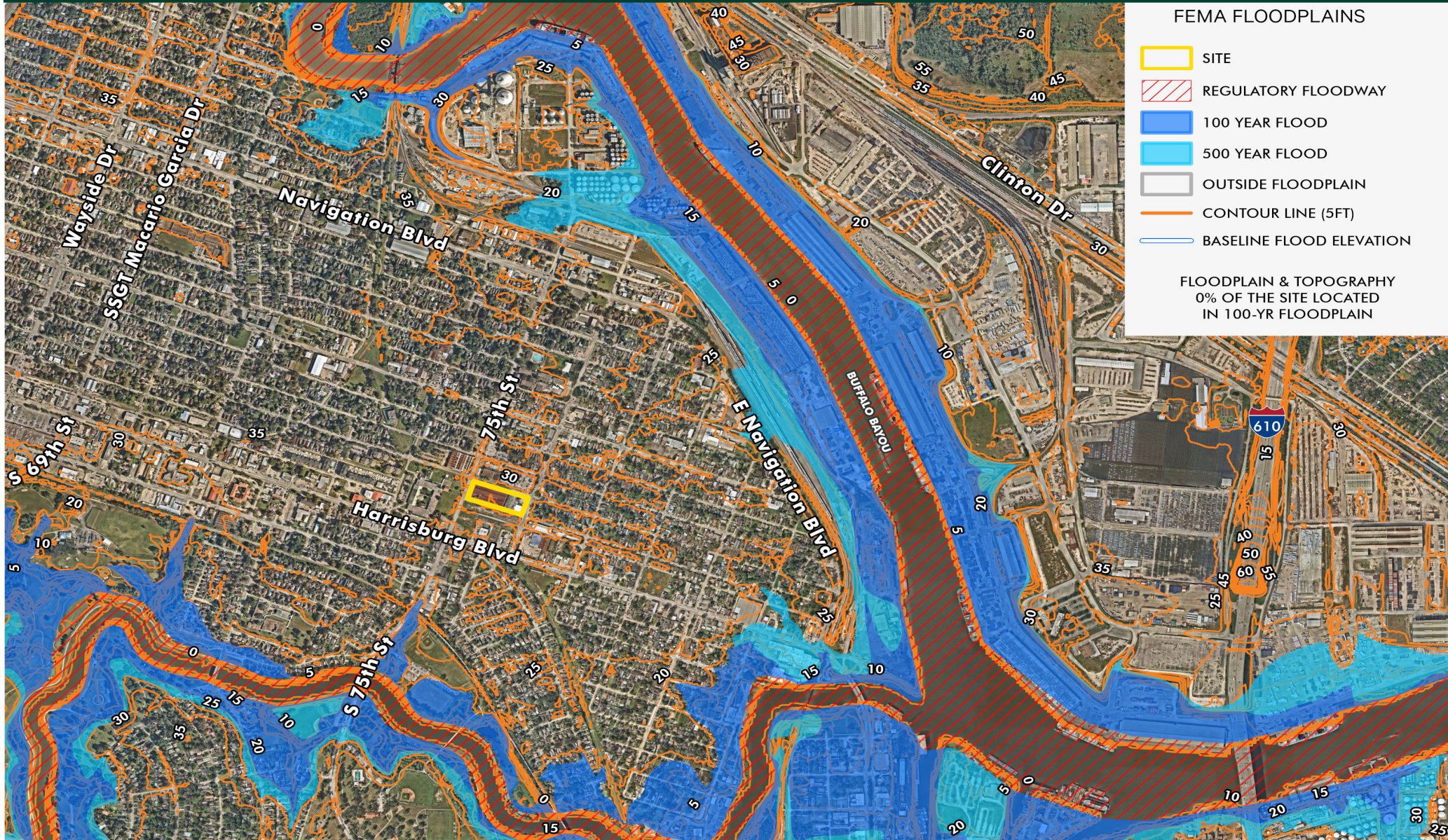


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FLOODPLAIN & TOPOGRAPHY



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