

OFFERING MEMORANDUM

FOR SALE

115 CINNAMON DRIVE
KATY, TEXAS 77450

Prepared by:

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COMMERCIAL GROUP
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Exclusively Marketed by:



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01

LOCATION OVERVIEW

Aerial
Location Summary



2040 N Loop W, Suite 204, Houston, 77018



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02

PROPERTY DESCRIPTION

Property Features

Floor Plan

Property Images

PROPERTY FEATURES

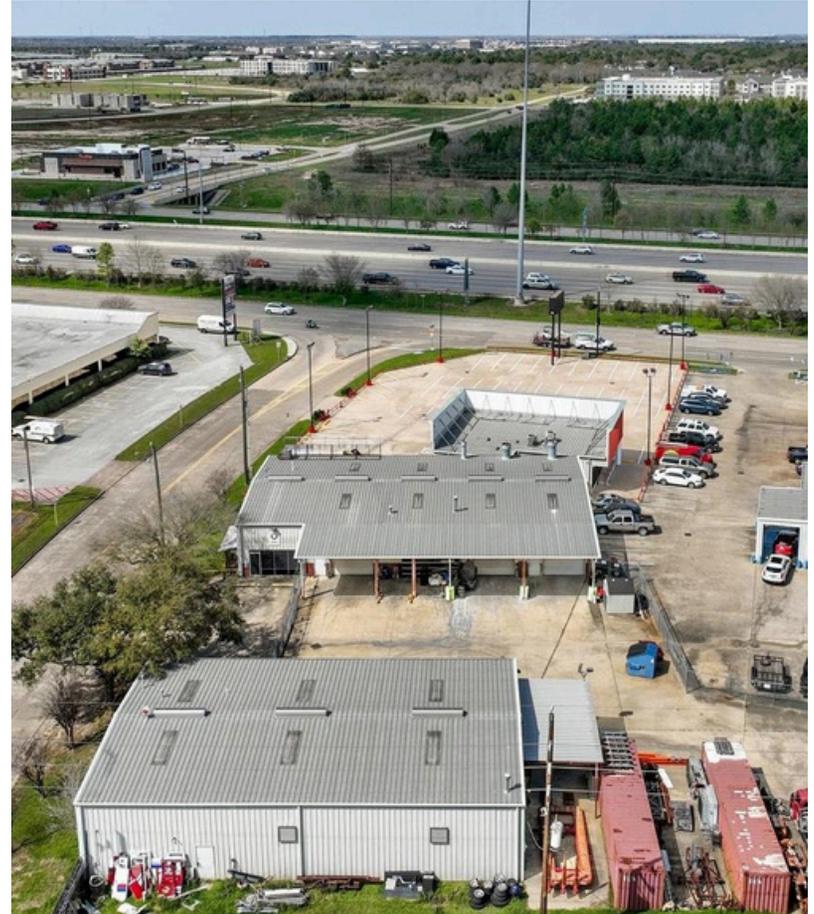
NUMBER OF UNITS	2
TOTAL BUILDING SF	9,631
LAND SF	32,116
LAND ACRES	.74
YEAR BUILT	1997
# OF PARCELS	1
ZONING TYPE	Commercial
LOCATION CLASS	A
NUMBER OF BUILDINGS	2
BUILDING #1 NORTH SF	5,500
BUILDING #2 SOUTH SF	4,131
PEAK HEIGHT	18
CEILING HEIGHT	16
GRADE LEVEL DOORS	5
SKYLIGHTS	Yes
FENCED YARD	Yes
FRONTAGE	250'

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	3-Phase (240v)
PLUMBED FOR	Air & Gas
UTILITIES	City Sewer & Water

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
EXTERIOR	Metal
PARKING SURFACE	Concrete
ROOF	Metal



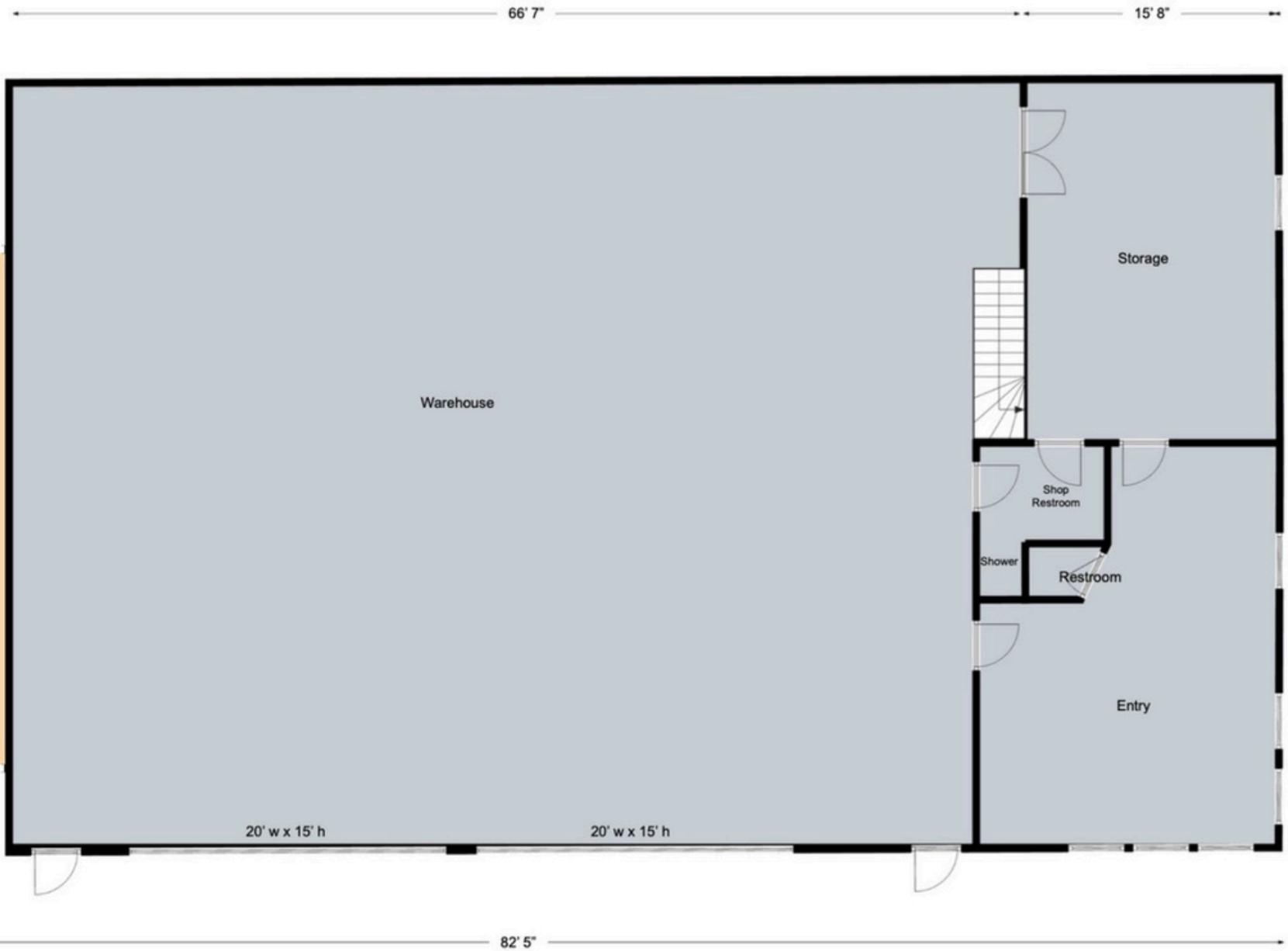
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Property Description | 7

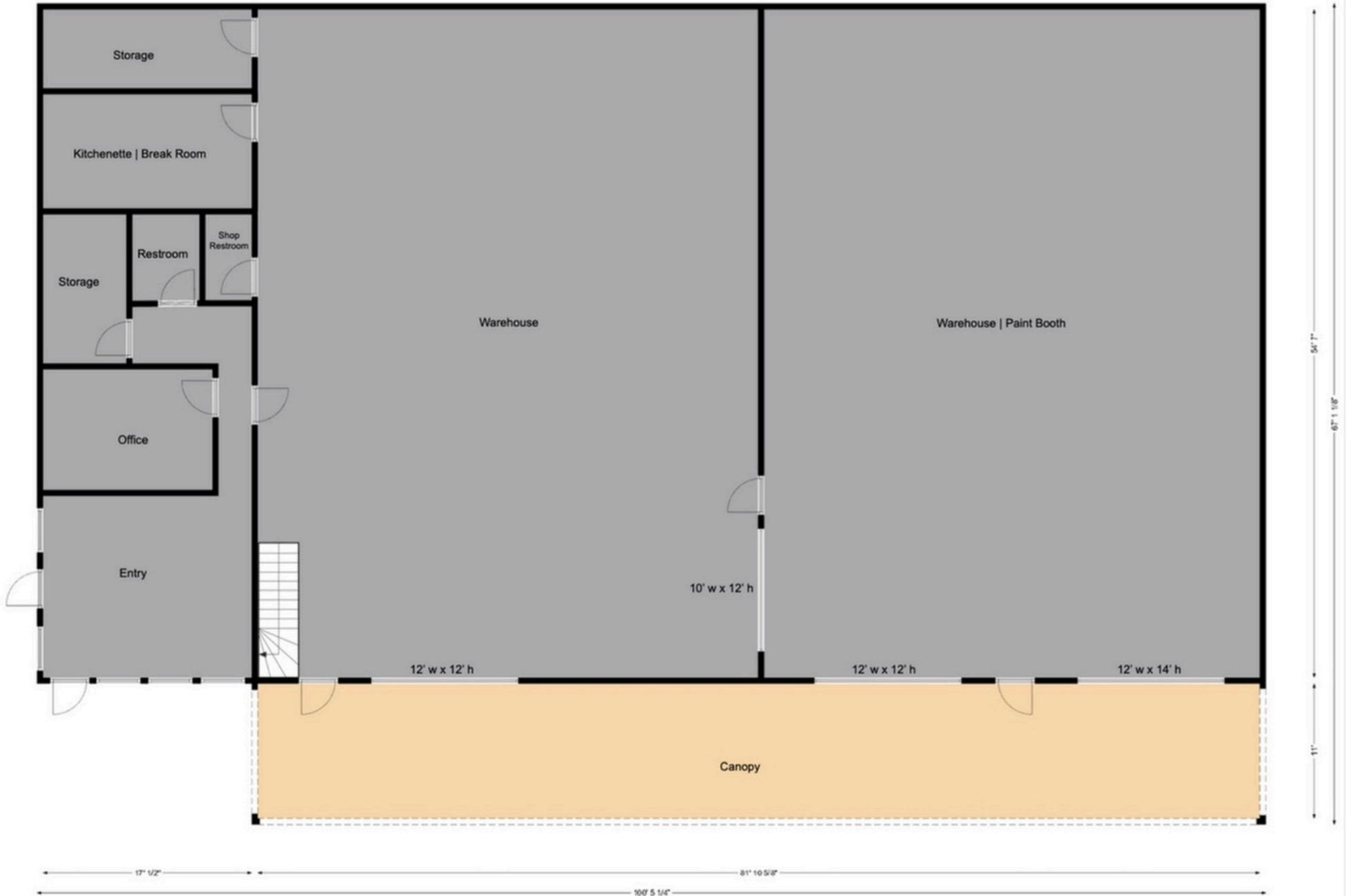


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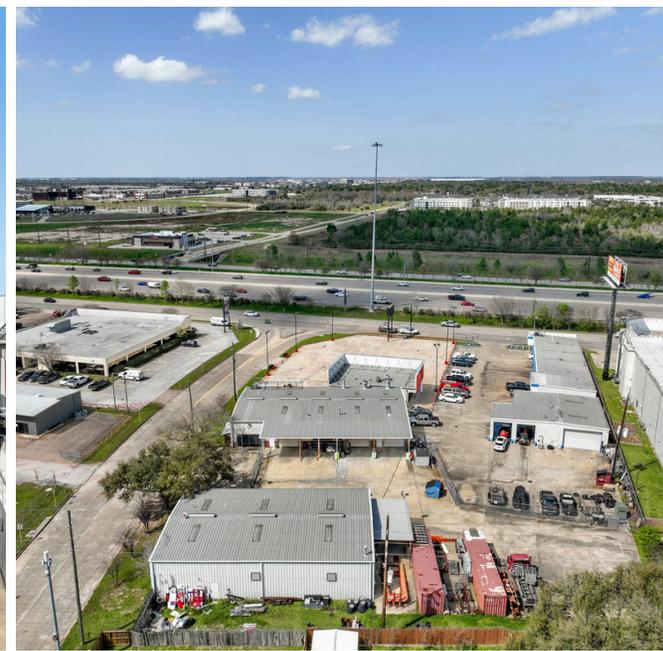
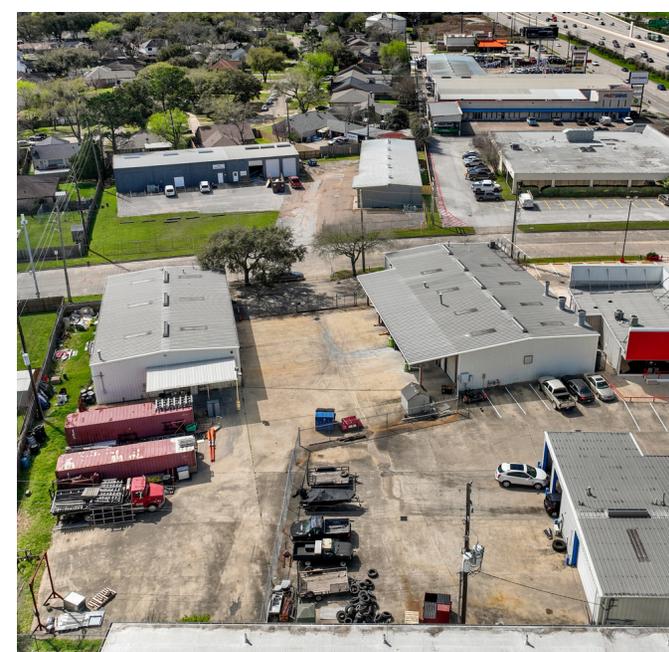
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ADDITIONAL INFORMATION

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