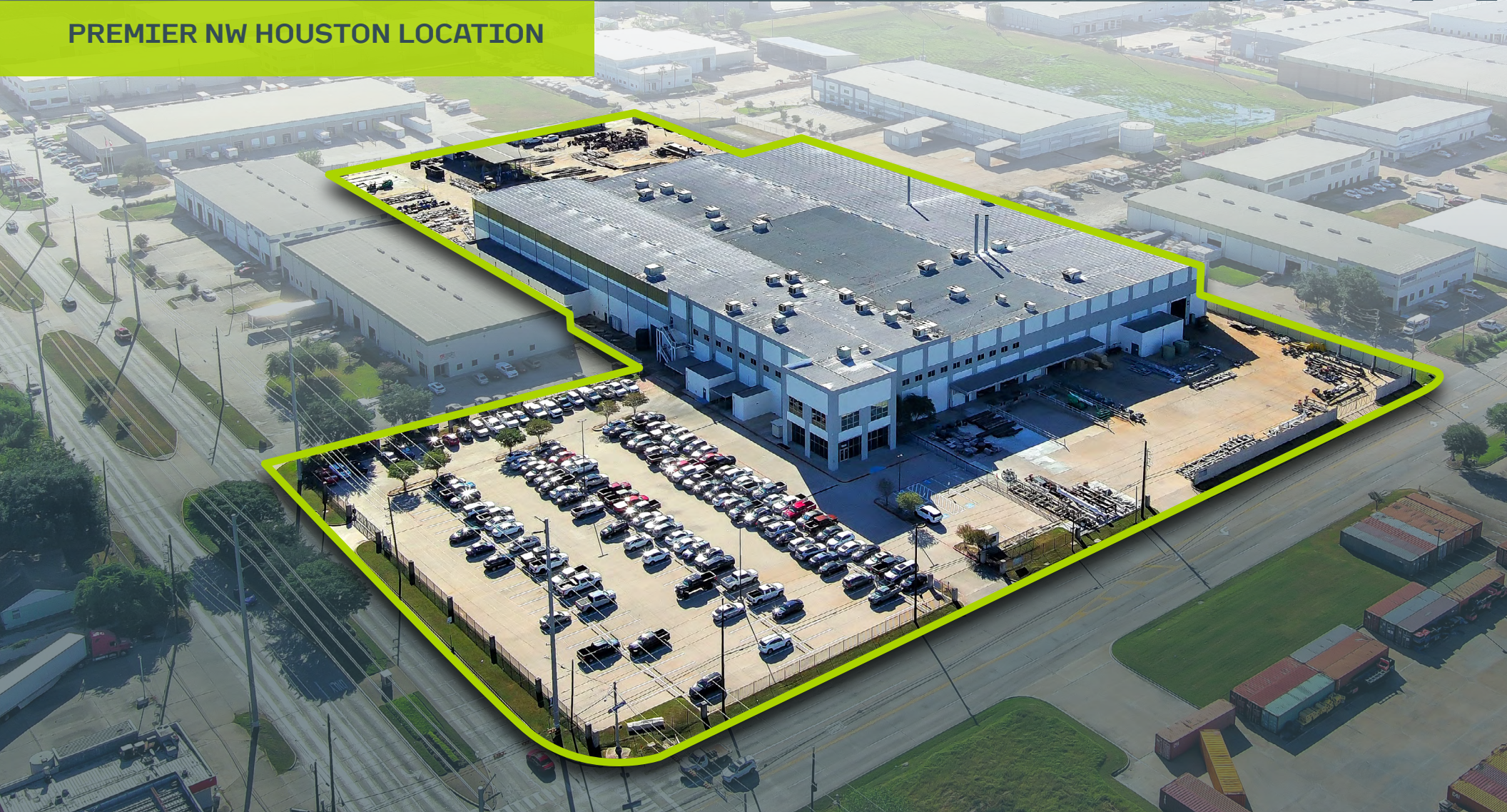


5650 BRITTMOORE RD

PREMIER NW HOUSTON LOCATION



**100%
LEASED**

**ABSOLUTE NNN
LEASE STRUCTURE**

**HEAVY TENANT
INVESTMENT**

**CORPORATE
HEADQUARTERS**

**CRANE SERVED
INDUSTRIAL FACILITY**



Building Features

Building Features

Building Address 5650 Brittmoore Rd, Houston, TX

Year Built 2004

Land AC ±9.5 Acres

Building Square Feet 181,794

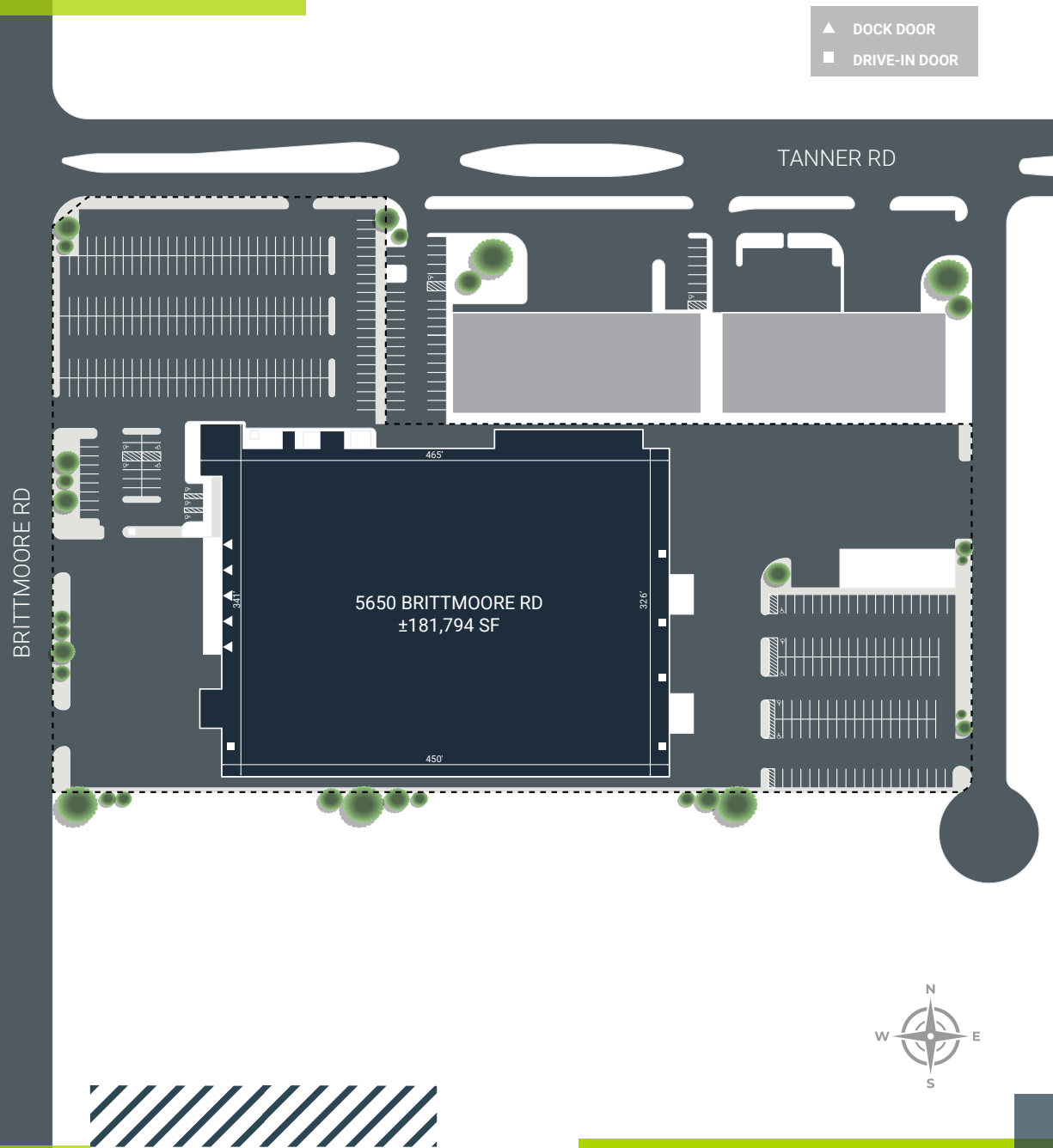
Overhead Cranes 11 (three, 20-ton; six, 10-ton; two, 5-ton)

**Rent PSF/MO
(as of 1/1/25)** \$1.07

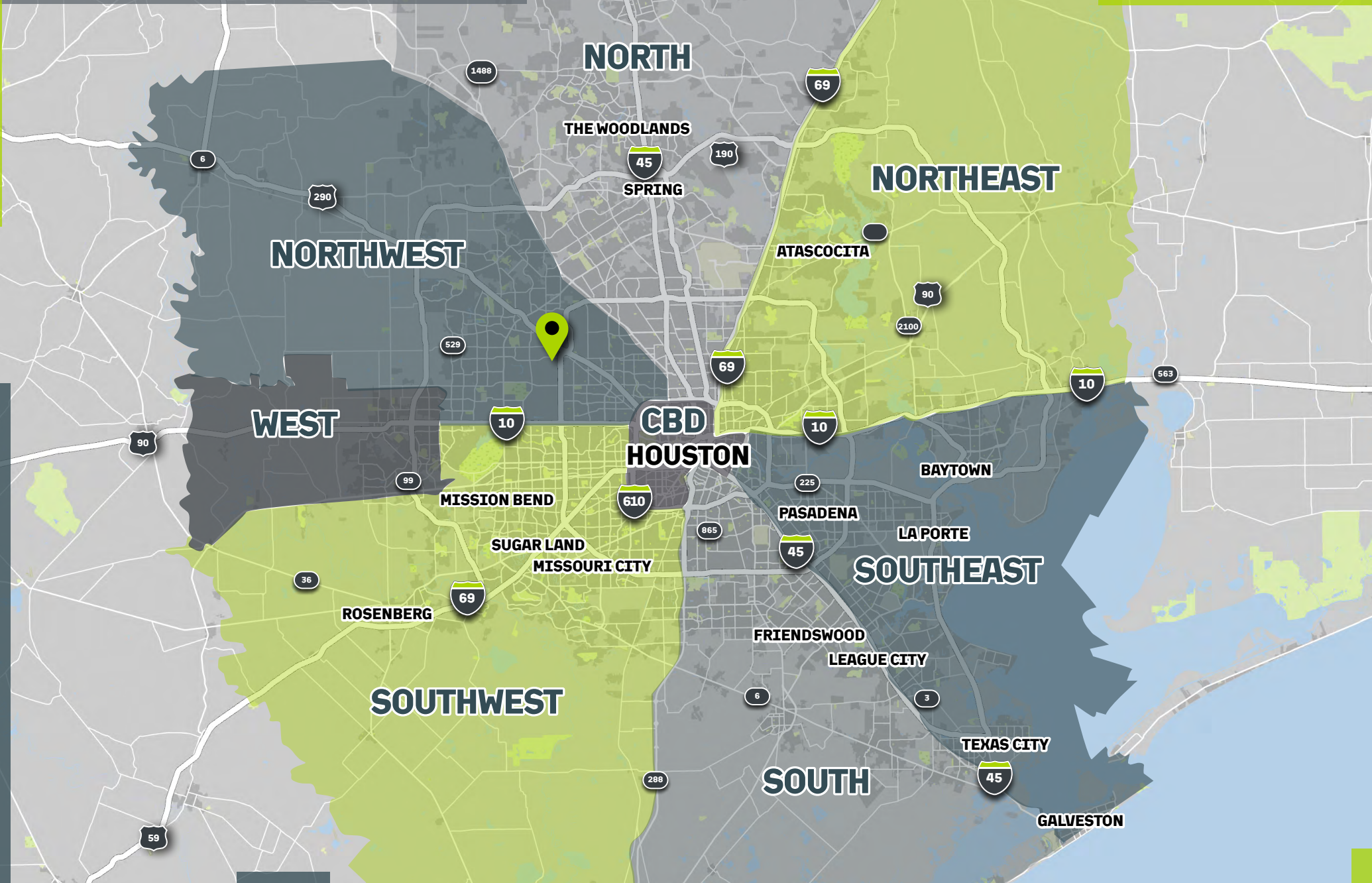
Rent Escalations 3.0%

Lease Start 5/1/2023

**Remaining Lease Term
(as of 1/1/25)** 8.3 Years



Premier Location





Capital Markets

Anna Josephson

+1 310 745 8601

anna.josephson@kbcadvisors.com

Walker Delaney

+1 804 922 2717

walker.delaney@kbcadvisors.com

Debt Capital Markets

Reid McGlamery

+1 310 795 7316

reid.mcglamery@kbcadvisors.com

Local Expert

John Ferruzzo

+1 713 501 7999

john.ferruzzo@kbcadvisors.com

Jack Ferruzzo

+1 713 304 5911

jack.ferruzzo@kbcadvisors.com

© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



[KBCADVISORS.COM](https://www.kbcadvisors.com)