

FOR SUBLEASE

18,910 SF BUILDING ON APPROXIMATELY 1.35 ACRES
447 WEST 38TH STREET, HOUSTON, TX 77018



VINCENT VEGA

Direct: 713-575-2471

Cell: 281-841-8406

www.oxfordcres.com



GOOGLE MAP

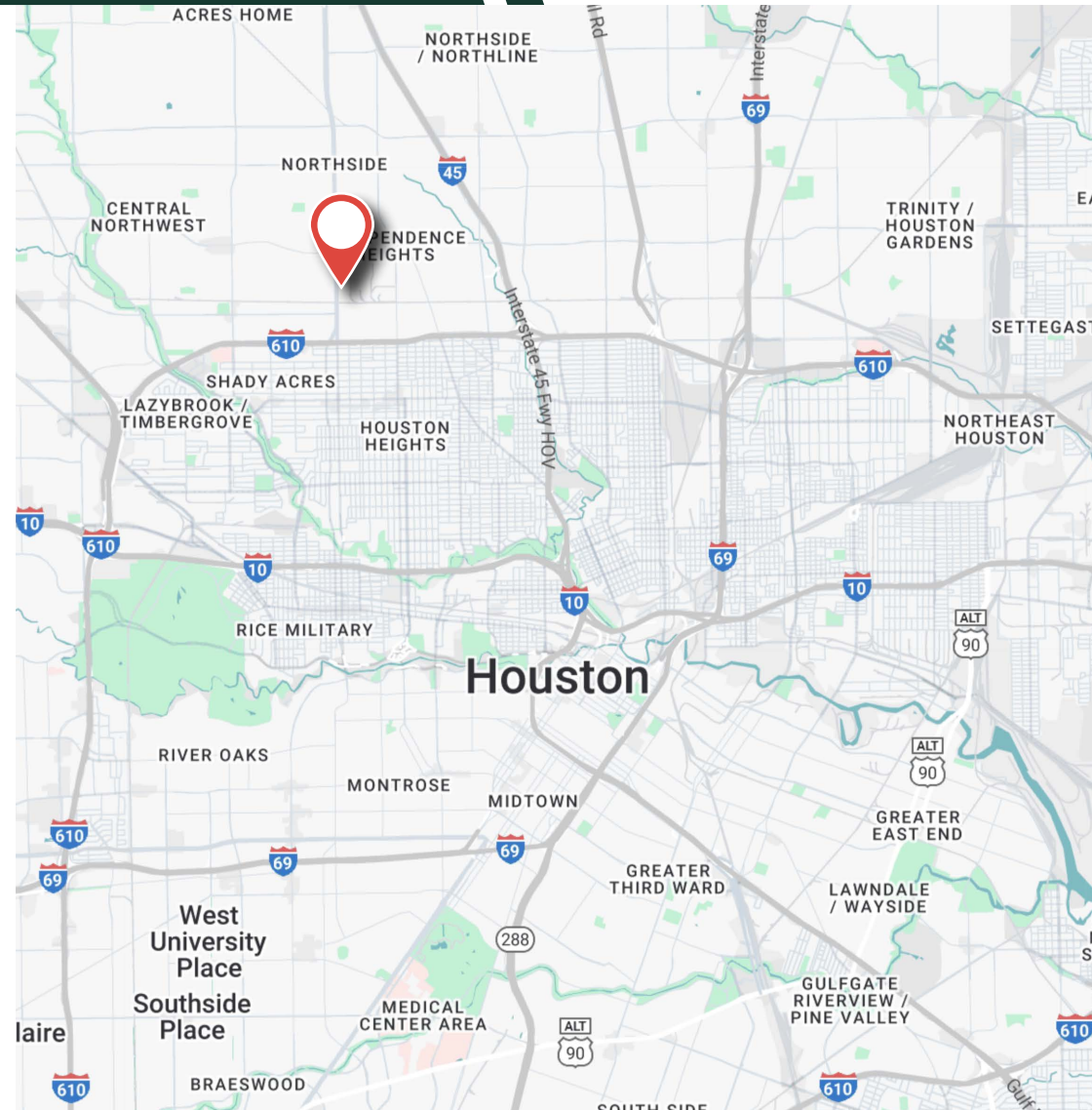
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BUILDING FEATURES

- 17,183 SF Warehouse
- 1,272 SF Office
- 1,068 SF Mezzanine Office (Not Included in SF)
- Single Tenant/Freestanding Building
- Truck Court and Entrance into property is fully gated
- 18' Clear Height
- Sprinkler System
- (4) Dock High Loading Doors
- (1) Drive-In Ramp
- Located in Deed-Restricted Pine Forest Business Park
- Easy access to Loop 610, I-45, and Highway 290
- Sublease Term Expires 2/28/2029
- Available within 30 to 60 days.
- Contact Broker For Pricing



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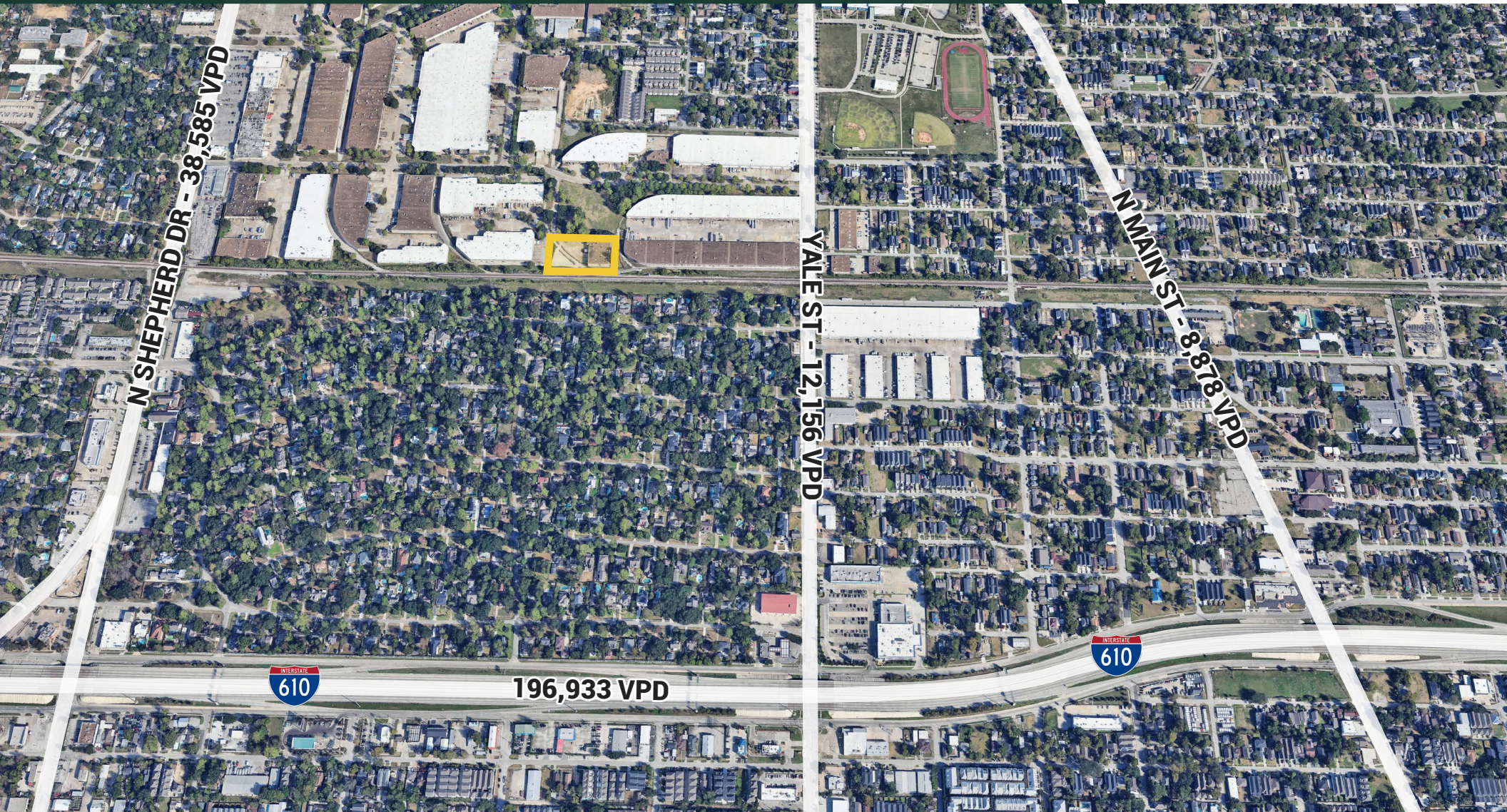


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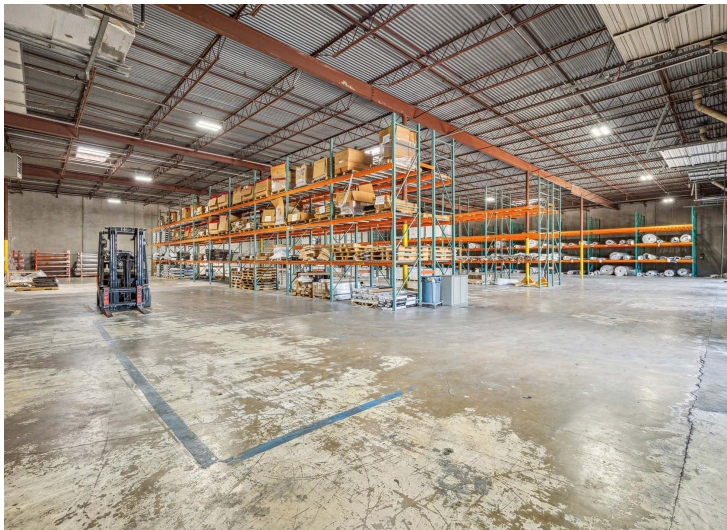
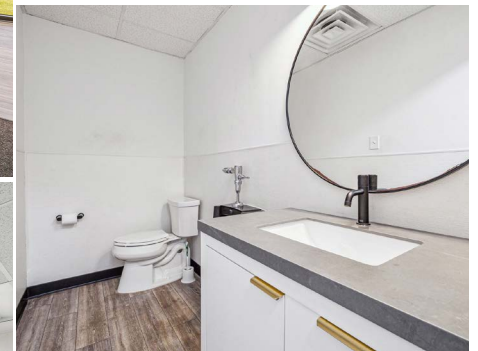
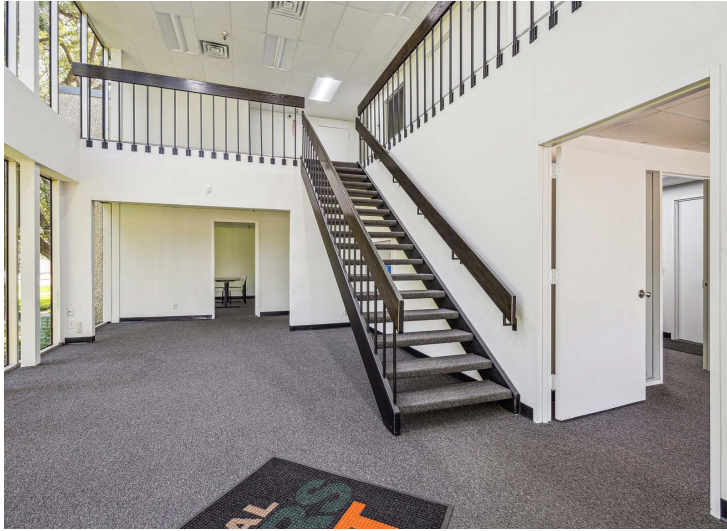
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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	17,632	159,095	409,433
Households	7,874	66,329	167,128
Families	4,374	37,410	90,268
Average Household Size	2.24	2.39	2.38
Owner Occupied Housing Units	4,165	37,082	79,600
Renter Occupied Housing Units	3,709	29,247	87,528
Median Age	37.5	36.7	35.6
Median Household Income	\$94,206	\$88,905	\$77,562
Average Household Income	\$154,181	\$144,150	\$130,151

BUSINESSES - 5 MILES

22,536
TOTAL
BUSINESSES

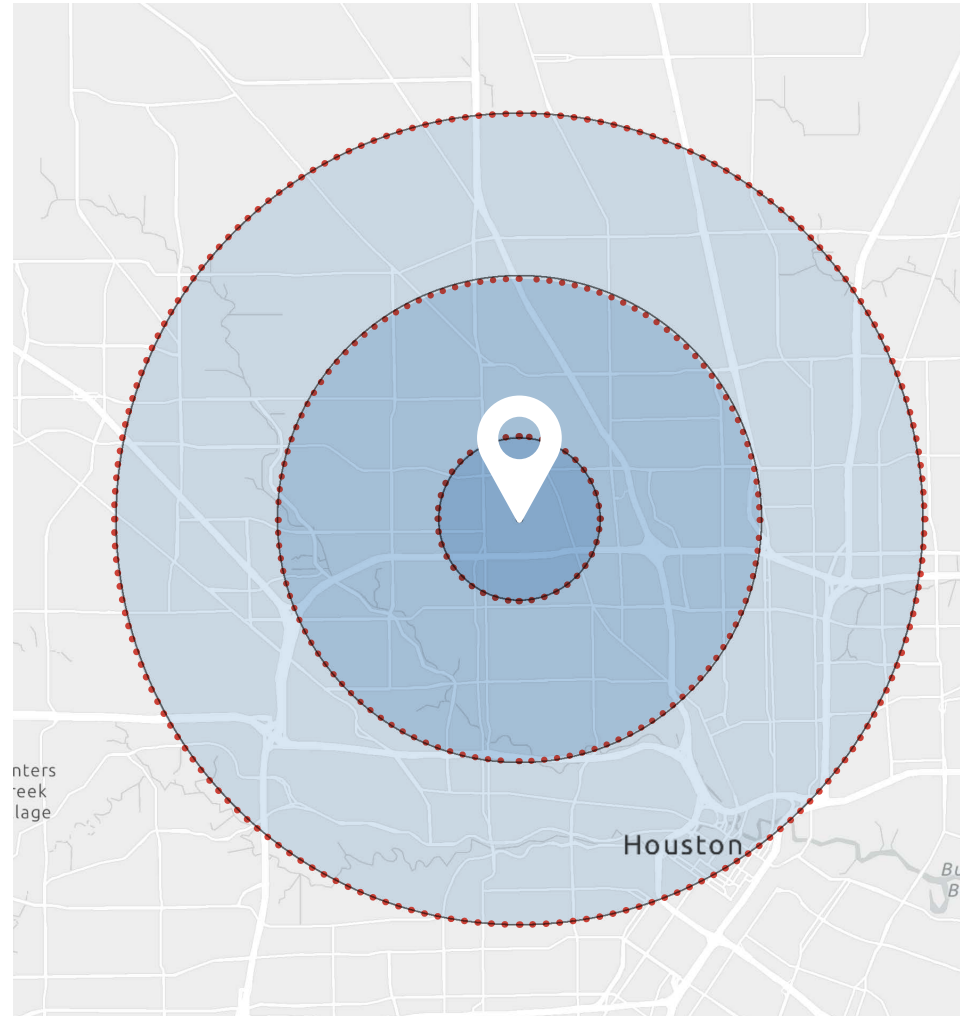
308,517
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$130,151
AVERAGE HH
INCOME

\$53,510
PER CAPITA
INCOME

\$122,368
MEDIAN
NET WORTH



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