

STREAM

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12825

12829

12825 & 12829 TRINITY DRIVE

STAFFORD, TX 77477

Premier Infill Location | Industrial Building | 14,100 Square Feet | Southwest Houston Submarket
OFFERING SUMMARY



12825 & 12829 TRINITY DRIVE BUILDING OVERVIEW

ADDRESS:	12825 Trinity Drive Stafford, TX 77477
BUILDING TYPE:	Industrial
SUBMARKET:	Southwest Houston
YEAR BUILT:	2005
NET RENTABLE AREA:	14,100 SF (Total)
ALLOCATE LAND AREA:	1.062 acres or 46,262 SF
PARKING RATIO:	4.13/1,000 SF parking
ZONING:	Retail, Commercial & Light Manufacturing

OFFERING SUMMARY

Stream Realty Partners is pleased to present 12825 & 12829 Trinity Drive (the "Property") for sale on an exclusive basis to qualified purchasers. The Property is located in Stafford, Texas and currently 100% leased through May of 2021. Opportunity consists of a one-story, industrial flex building comprised of 14,100 square feet that spans a 1.062-acre site in the Southwest Houston/Fort Bend County submarket.

The initial phase of the Property was built in 2005 as a regional facility for T. Baker Smith., a Louisiana-based professional engineering, surveying and environmental firm.

The Property's size, central location, and contemporary design provide a well-located opportunity for a single tenant, multiple tenant, or owner occupied asset.

PROPERTY DESCRIPTION

SIZE: 14,100 SF

CONDO SIZE: 7,050 SF Each (2)

YEAR BUILT: 2005

CLEAR HEIGHT: 20'

CONSTRUCTION TYPE: Masonry

ROOF:

- Type: Elastomeric Coating Roof System
- Roof Age: 2005

ROOF WARRANTY:

- Twelve (12) year "NDL" (No Dollar Limit manufacturer's warranty
- (Roof was resurfaced in 2014)

POWER: Separate Metered

AMPERAGE/VOLT: 3 Phase Power

FOUNDATION: Concrete Slap On Grade

HVAC:

12825 Trinity Drive – 2 units:

- 1 original AC – 7.5 ton Carrier unit
- Second AC was replaced in August 2017 – 7.5 ton Trane unit

12829 Trinity Drive – 2 units:

- 1 original AC – 7.5 ton Trane unit
- Second AC was replaced in October 2015 – 7.5 ton Carrier unit

SPRINKLER: None

HOT WATER HEATERS: One per condo

RESTROOM: 2 Unisex ADA Restrooms per condo

TELECOM/DATA: PS Lightwave and Comcast

ACCESS CONTROL SYSTEM:

- Standard lock and key card access
- Security System: Honeywell – Acadiana Security

LOADING:

- TBS Condo = 2 Grade Level
- Other Condo = Dock High (Via Well with Drain) and 1 Grade Level

SHARED TRUCK COURT SIZE: 166'

SIGNAGE: Building Facade and Monument Sign Available

ENCUMBRANCE:

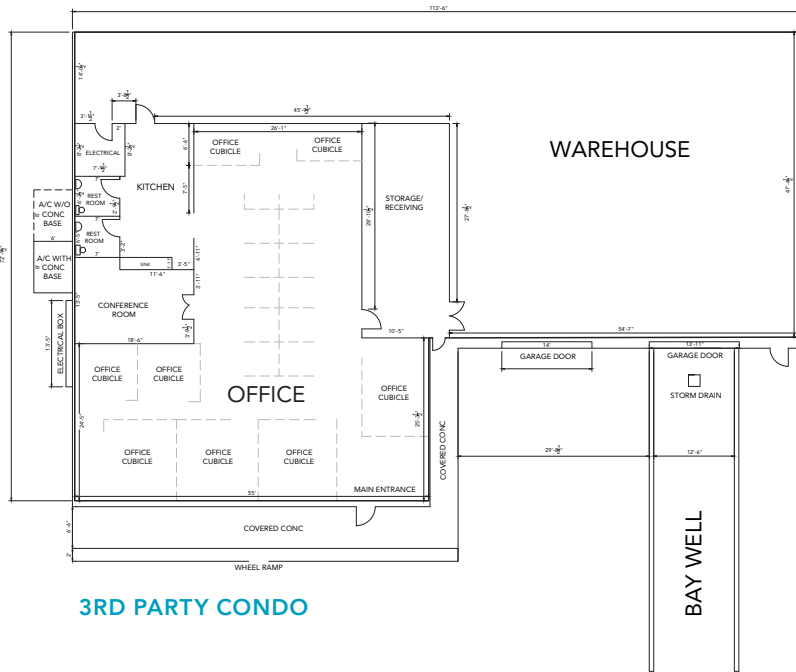
- 3rd Party Tenant in space through May 2021. TBS to be out in 60-90 days but can lease back for 1 year.

Condo documents, site plan, declaration, etc. available upon request.



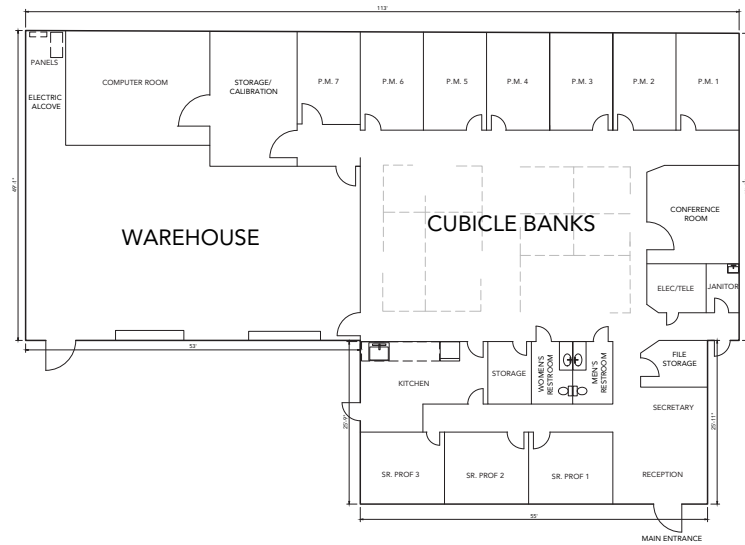
FLOOR PLANS

12829 TRINITY DRIVE | 7,050 SF



3RD PARTY CONDO

12825 TRINITY DRIVE | 7,050 SF



TBS CONDO

2020 OPERATING EXPENSE ESTIMATES

AVERAGE ANNUAL

BUILDING MAINTENANCE:		±\$2,000
WATER/SEWER:		±\$800 (Includes Sewer)
ELECTRIC:		±\$7,200
WASTE:		±\$2,630
JANITORIAL:		±\$9,000
SHARED LANDSCAPE/LAWN CARE:		±\$13,200
ANNUAL INSURANCE PREMIUM:		±\$450 each building
ANNUAL PROPERTY TAXES (2019):	12825 TRINITY DRIVE	\$13,599.07
	12829 TRINITY DRIVE	\$13,664.81
TOTAL ANNUAL OPERATION EXPENSES & UTILITIES:		4.46 per SF



ADDITIONAL PHOTOS



PROPERTY AERIALS



PROPERTY AERIALS



THE TEAM:



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