

For Sale | **100% Leased**
with Strong Credit Tenant

 **Transwestern**

Transwestern Industrial Group

**16291 North
Freeway**

CONFIDENTIAL OFFERING MEMORANDUM

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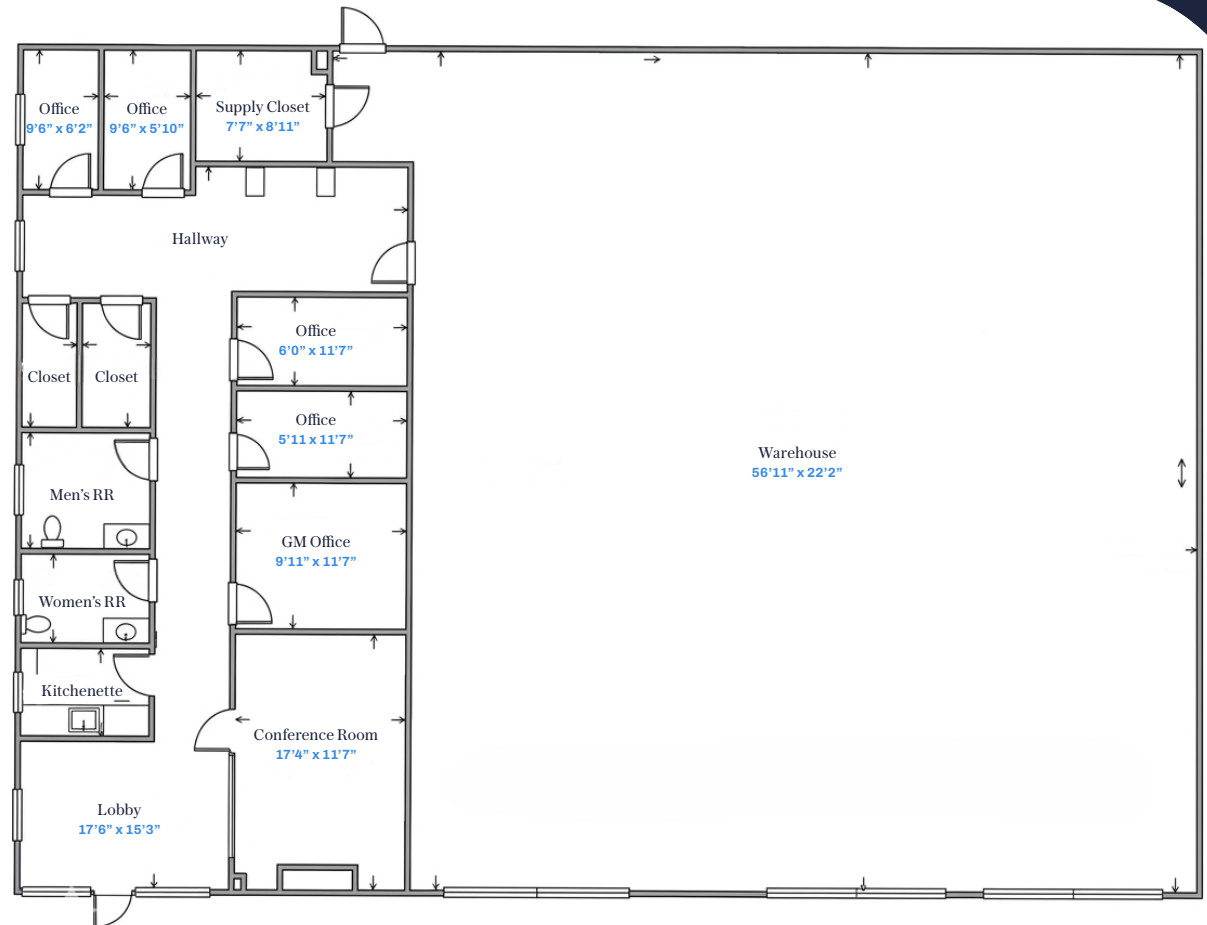
16291 North Freeway

Property Features

5,500 SF Total

2,000 SF Office | 3,500 SF Warehouse

16291 North Freeway is a functional, 5,500 SF, freestanding, industrial building located in the highly sought-after North Houston submarket, directly along the Interstate 45 corridor. 100% leased to Knight Commercial through December 31, 2029, the property offers stable cash flow from an established, respected, nationwide provider of restoration, construction, and roofing services. Investors can feel confident they are buying a reliable stream of income and an asset that will benefit from long-term tenant demand in an established industrial corridor.



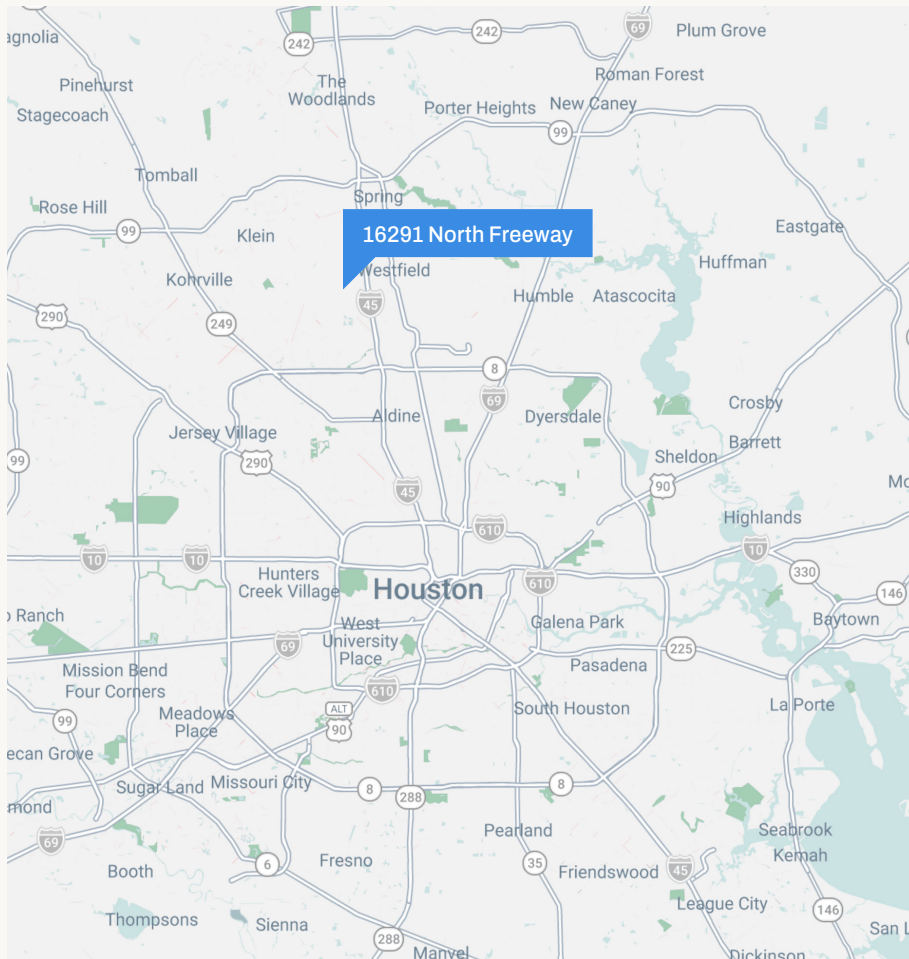
Building Size	5,500 SF
Lot Size	0.4 Acres
Building Type	Freestanding
Year Built	2022
Clear Height	19' – 23'
Loading	Three (3) 12'X14' Grade-Level Doors

Occupancy	100%
Lease Structure	Triple Net
Remaining Lease Term	3.5 Years

16291 North Freeway

Location Summary

LOCATION



SITE PLAN





16291 North Freeway

Investment Highlights

Asking Price

\$1,143,366

In-Place Cap Rate

8%

RENT SCHEDULE (NET RENT)

1/1/2026-12/31/2026	\$16.63 PSF or \$7,622.44 monthly
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1/1/2027-12/31/2027	\$17.21 PSF or \$7,889.22 monthly
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1/1/2028-12/31/2028	\$17.81 PSF or \$8,165.34 monthly
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1/1/2029-12/31/2029	\$17.87 PSF or \$8,192.38 monthly
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16291 North Freeway

Tenant Overview



KNIGHT
COMMERCIAL

KNIGHT COMMERCIAL

Knight Commercial is a full-service facilities and restoration provider with an established presence in Houston, delivering comprehensive solutions that support commercial properties throughout the region. The company specializes in emergency restoration, construction, roofing, and ongoing facility services - helping businesses recover quickly from events such as flood, fire, mold, or other structural damage while minimizing operational downtime.



FROM COAST TO COAST

19

Locations Across the
United States

RELIABLE SERVICE

2+

Decades of service -
founded in 2001

RESILIENT INDUSTRY



Restoration, Construction,
Roofing



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