



## Kempwood Industrial

8100 Kempwood Dr, Houston, TX 77055



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# Kempwood Industrial

\$8.75 /SF/YR



Rental Rate:	\$8.75 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	219,489 SF
Year Built:	1975

Rental Rate Mo:	\$0.73 /SF/MO
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## 1st Floor Ste 100B

Space Available	43,290 SF
Rental Rate	\$8.75 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Suite 100B offers 43,290 SF and features three dock-high loading doors, one ramp, HVAC, two restrooms, a kitchen, and one dedicated office. The space includes a spacious warehouse with LED lighting, designed for efficient operations. Suite 200 (partial) provides an additional 33,086 SF, consisting of three HVAC-equipped offices and an open warehouse area. This suite can be combined with Suite 100B for tenants requiring expanded space. The property is a concrete tilt-up, front-load industrial building, strategically located in the Northwest submarket within Kempwood Industrial Park, offering easy access to Highway 290 and Hempstead Highway. Additional features include: 22'–26' clear heights, interior and dock-high loading, flexible configuration for growing tenants.

## 1st Floor Ste 200

Space Available	33,086 SF
Rental Rate	\$8.75 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Electric Auto Fix	-	
Wyatt Field Service Company	-	





**8100 Kempwood Dr, Houston, TX 77055**

## Property Photos





## Property Photos





## Property Photos





## Property Photos



Photo13



Photo14



## Property Photos



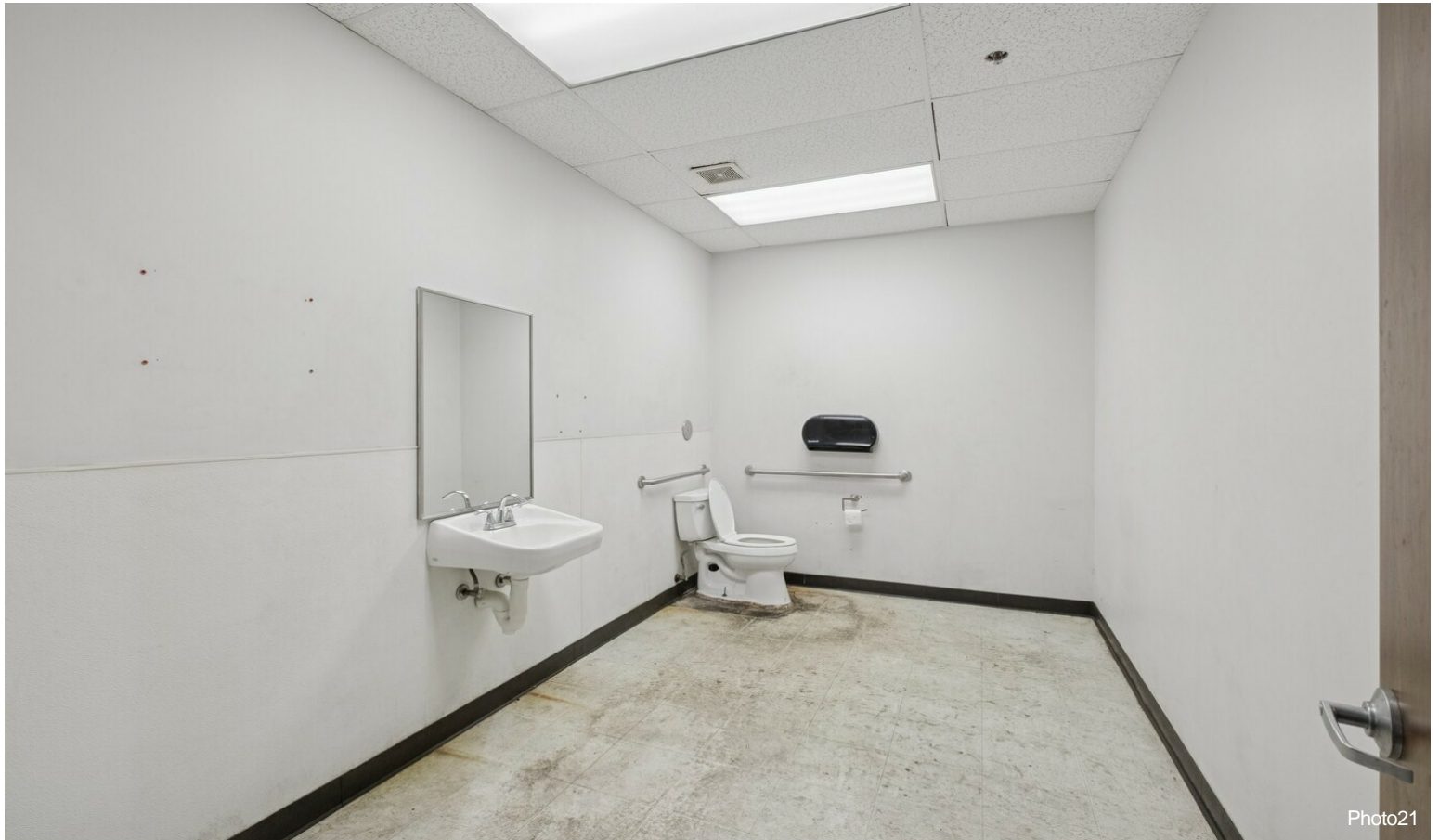


## Property Photos



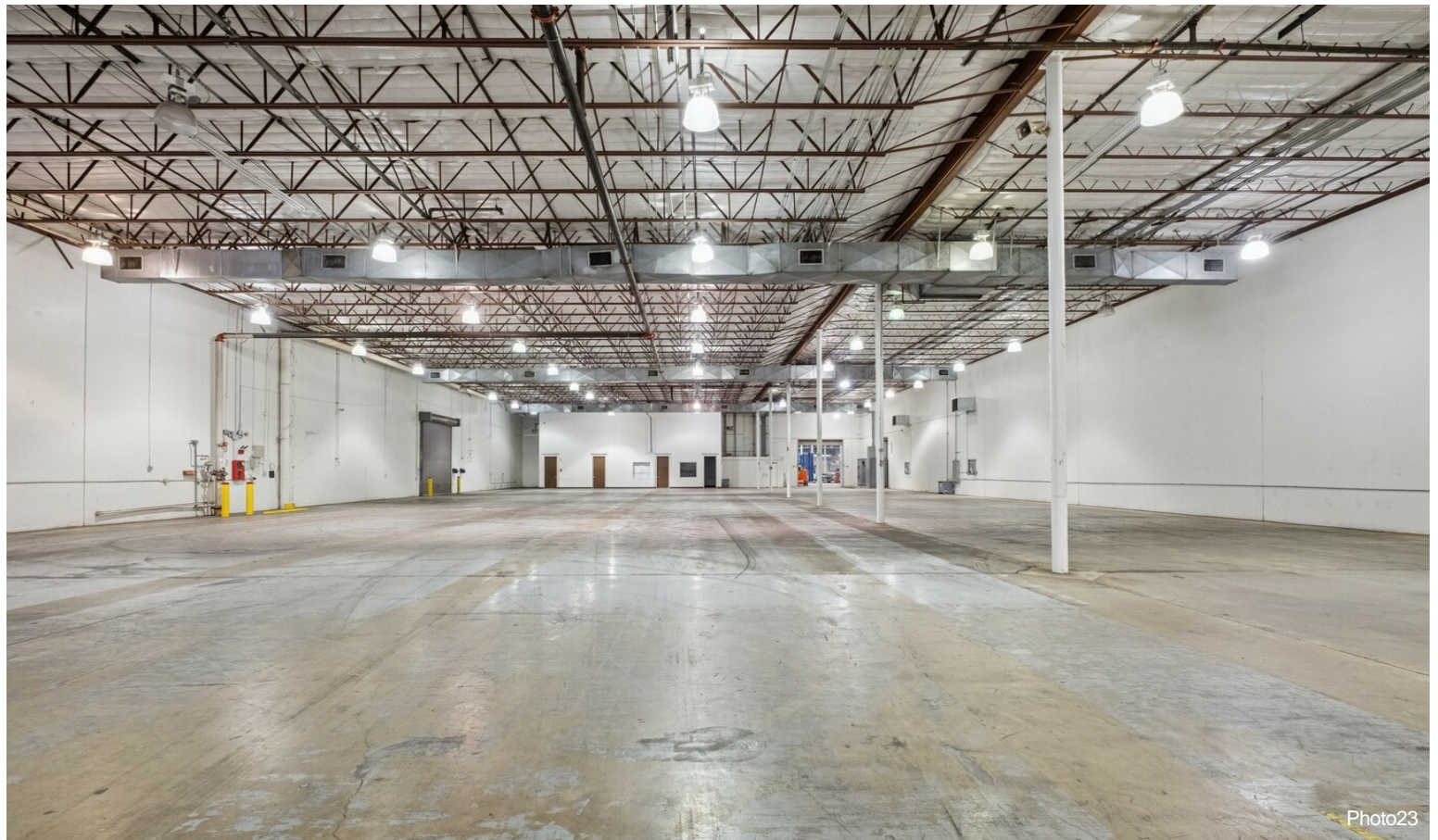


## Property Photos





## Property Photos





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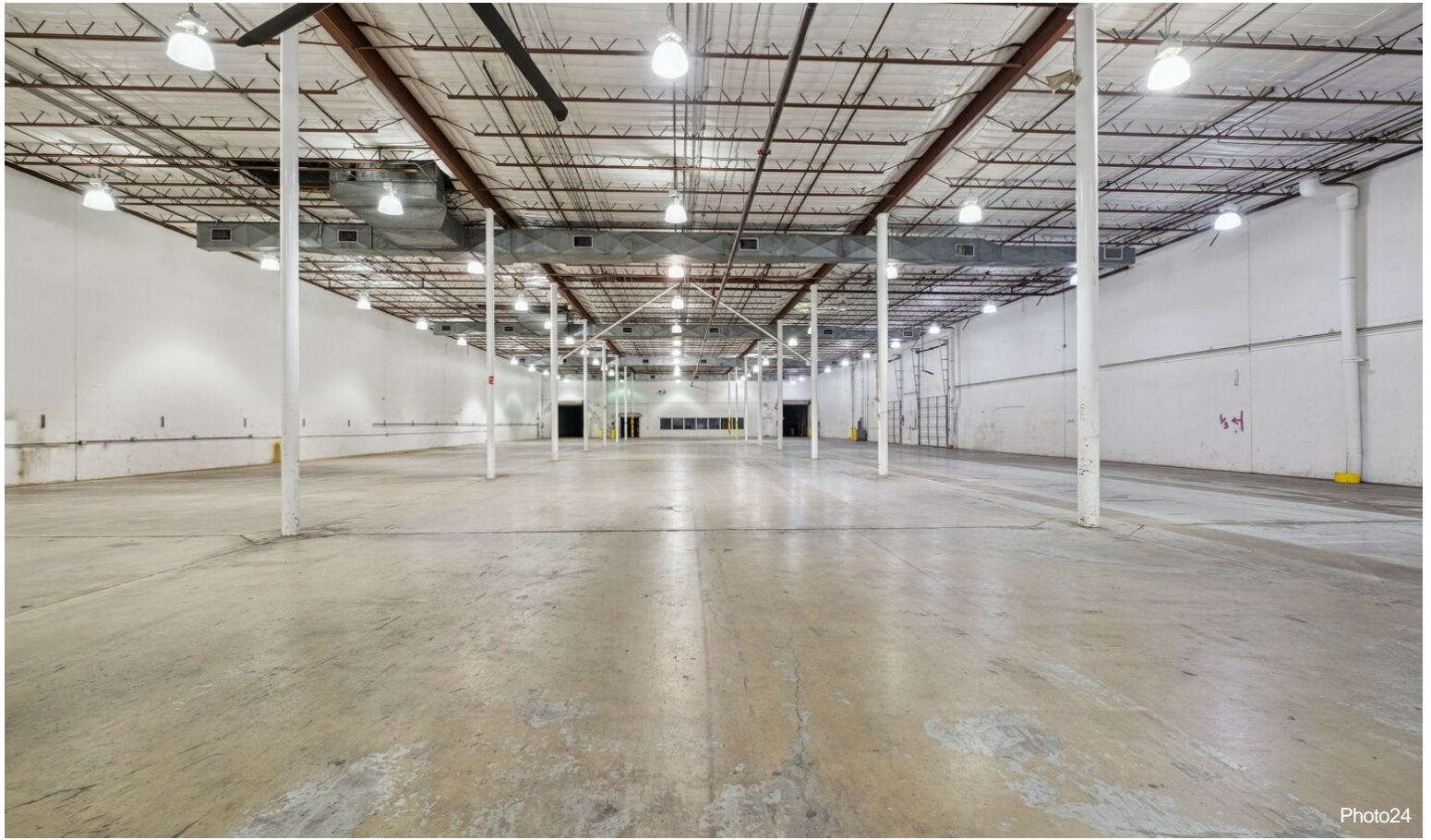


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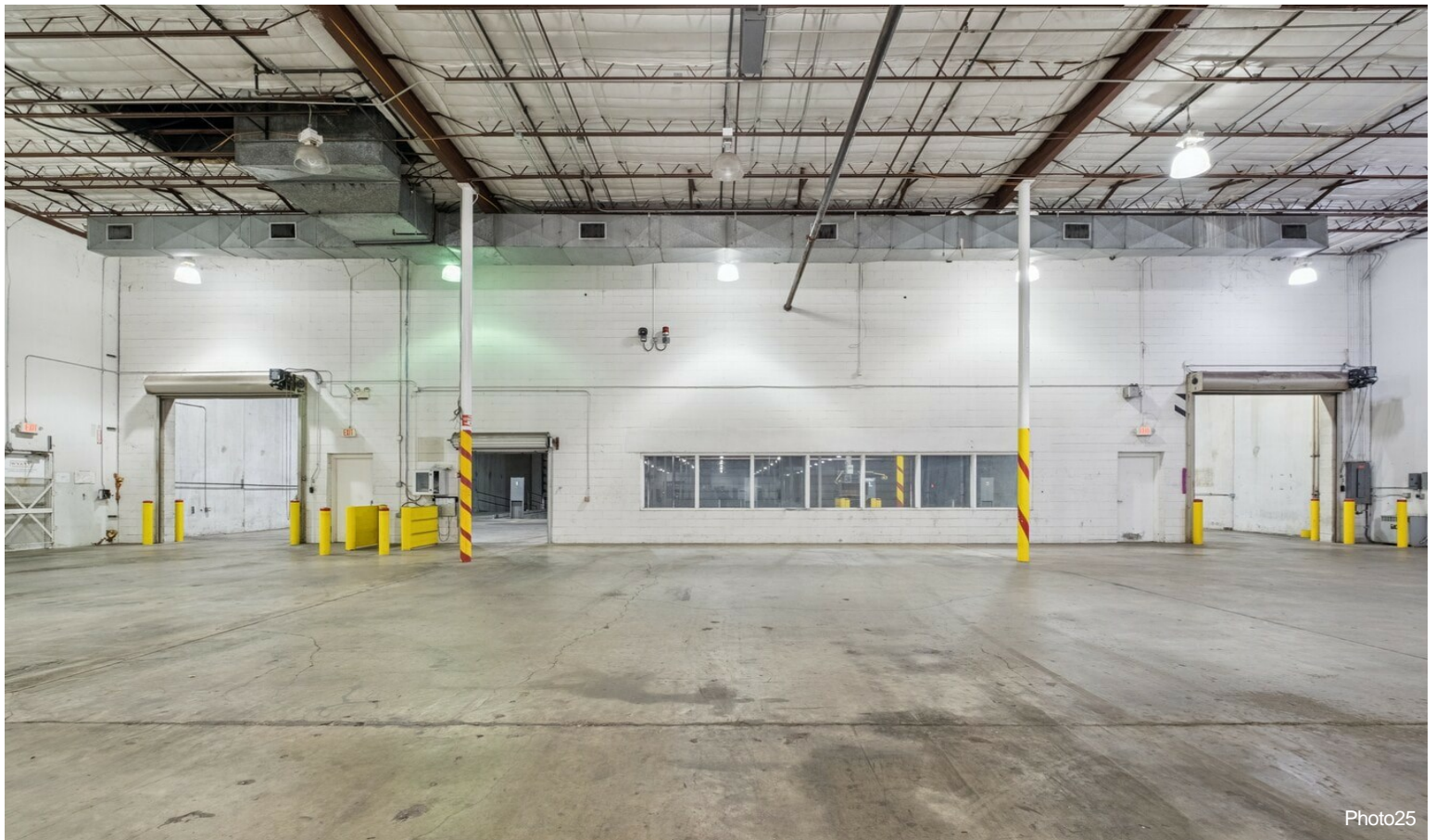
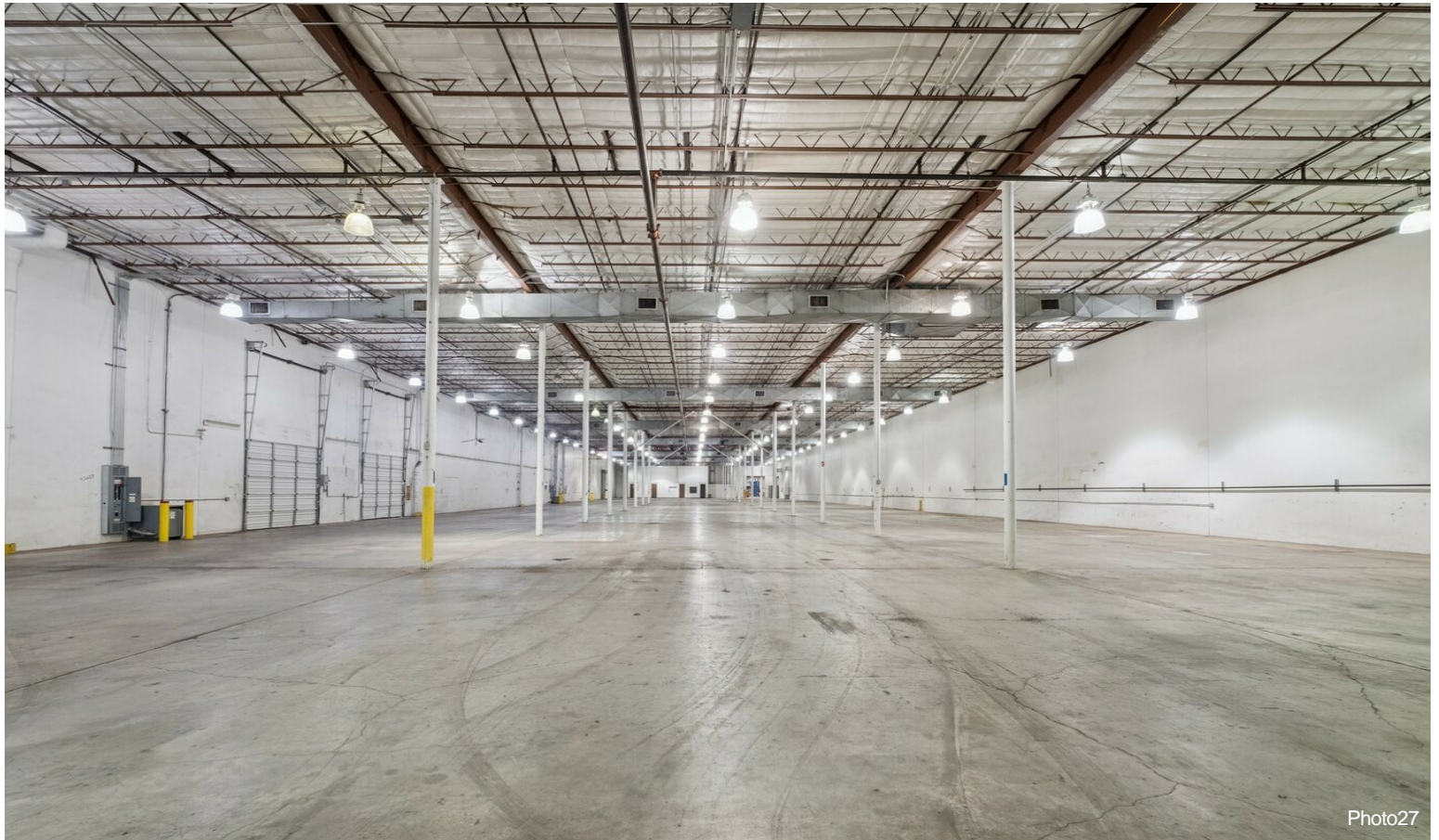


Photo25



## Property Photos





## Property Photos



Photo28

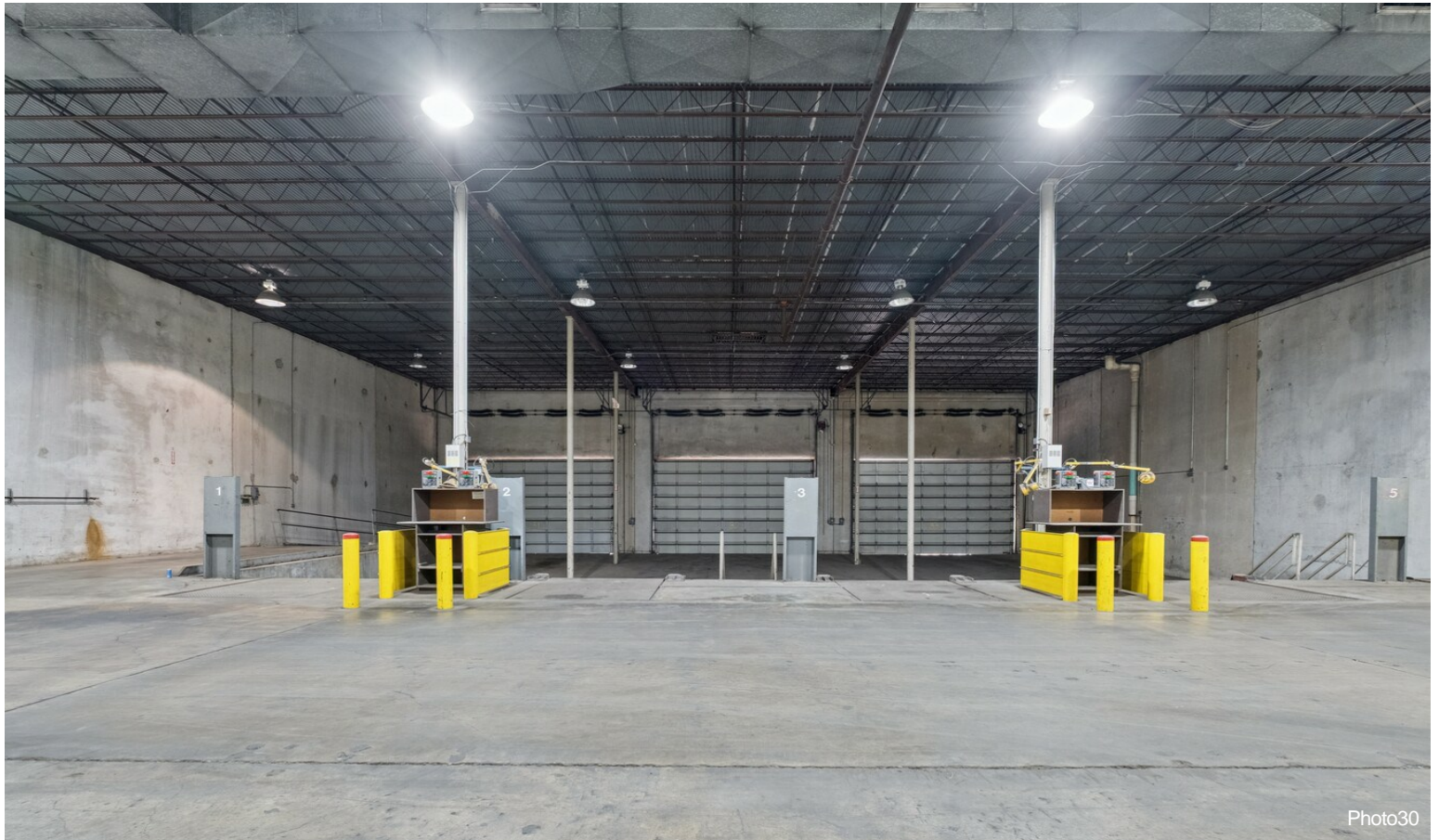


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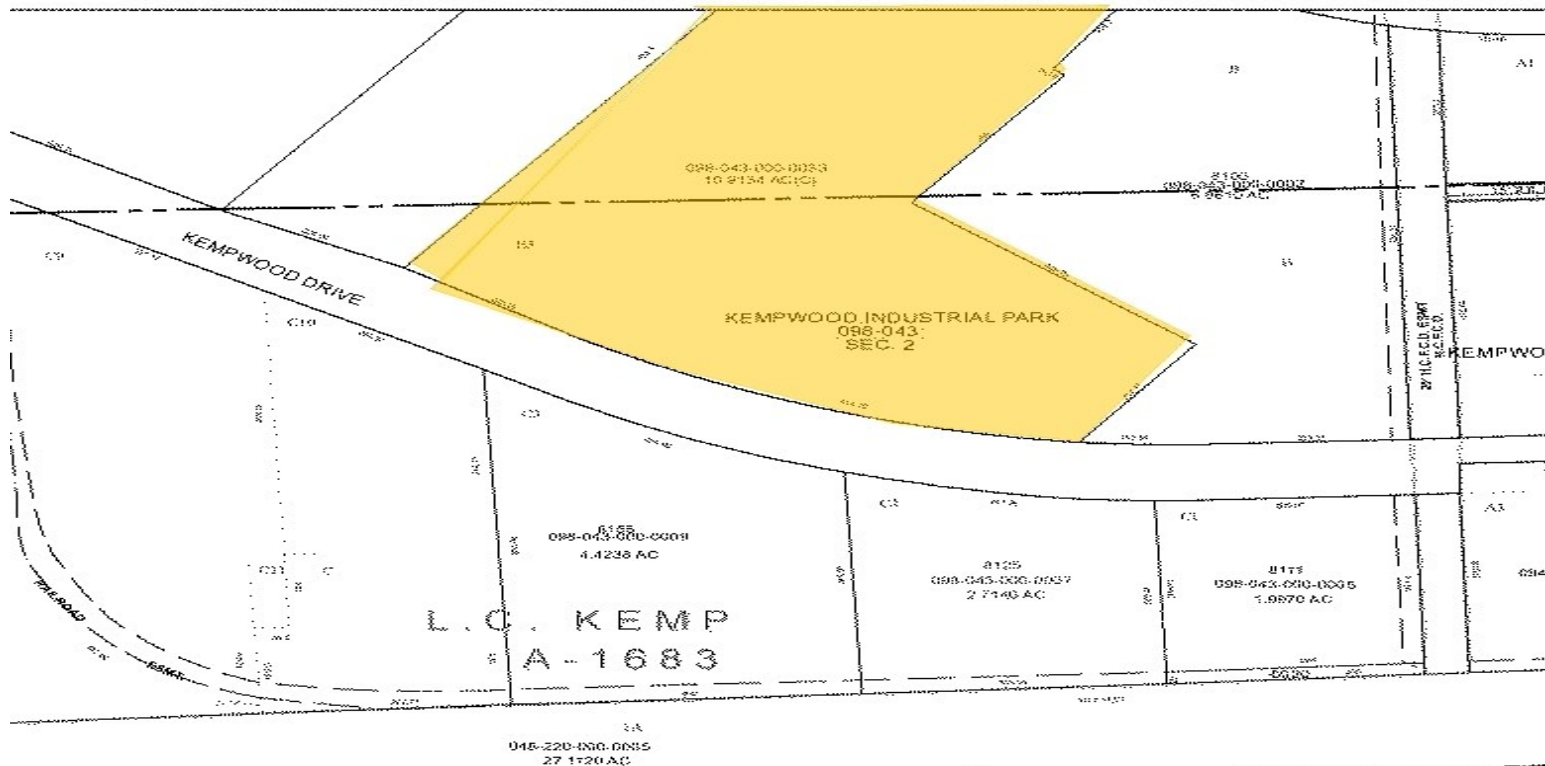


## Property Photos





# HARRIS COUNTY APPRAISAL





# Property Photos





## Property Photos



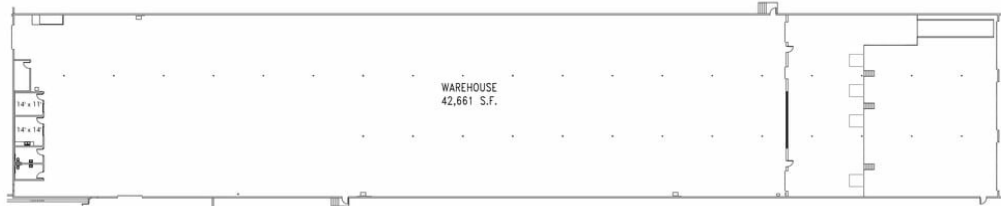
Building Photo



Building Photo



# Property Photos



OHI

Office Sq. Ft. 629  
Warehouse Sq. Ft. 42,661  
Total Sq. Ft. 43,290  
Rail Served YES  
Sprinklered YES  
Floor Level FULL-DOCK  
Min. Clear Height 18'-20'

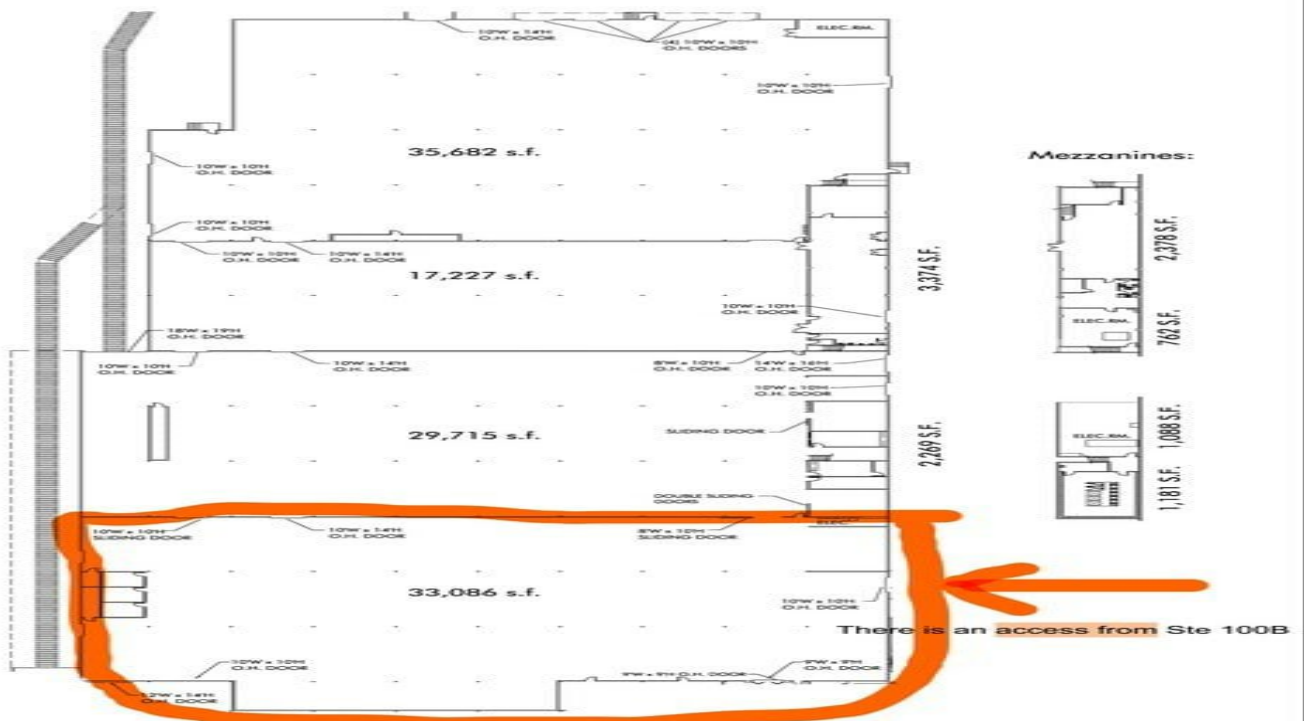
## KEMPWOOD

8100 Kempwood - 100B  
Houston, Texas 77029



Note: All dimensions are approximate and subject to field verifications.

Harry Gendel  
Architects  
1807 Decatur  
Houston, Texas 77007



Office Sq. Ft. 6,363  
Warehouse Sq. Ft. 115,710  
Mezzanine Sq. Ft. 5,409  
Total Sq. Ft. 127,482  
Rail Served YES  
Sprinklered YES  
Floor Level FULL-DOCK  
Min. Clear Height 18'-20'

**KEMPWOOD INDUSTRIAL PARK (P0444)**  
8100 KEMPWOOD DRIVE, Suite 200 (B0A)  
Houston, Texas 77055



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N.O.I.