



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

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

Major Tenant Information

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



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Property Photos



Photo3

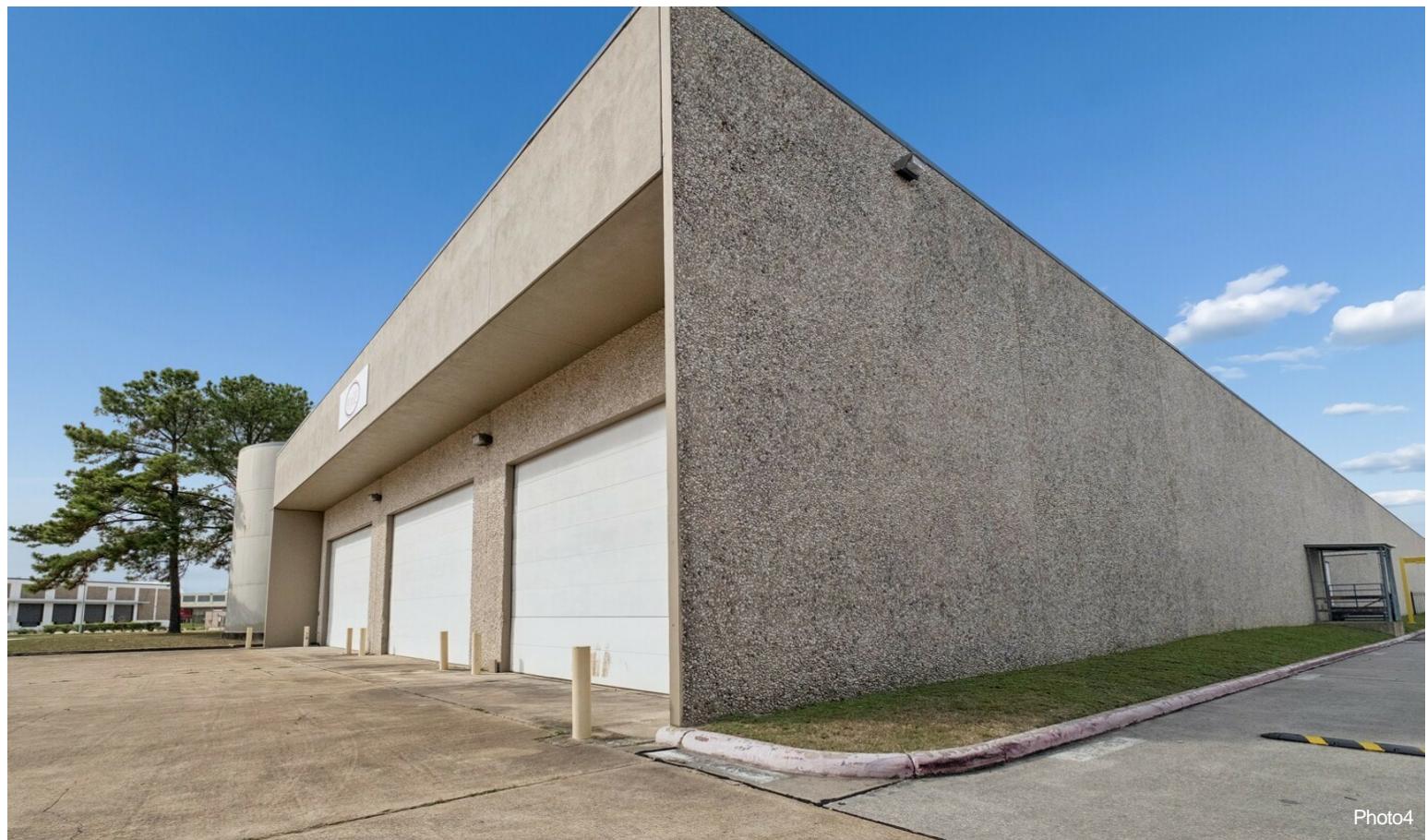


Photo4

Property Photos



Photo5



Photo6

Property Photos



Photo10



Photo11

Property Photos

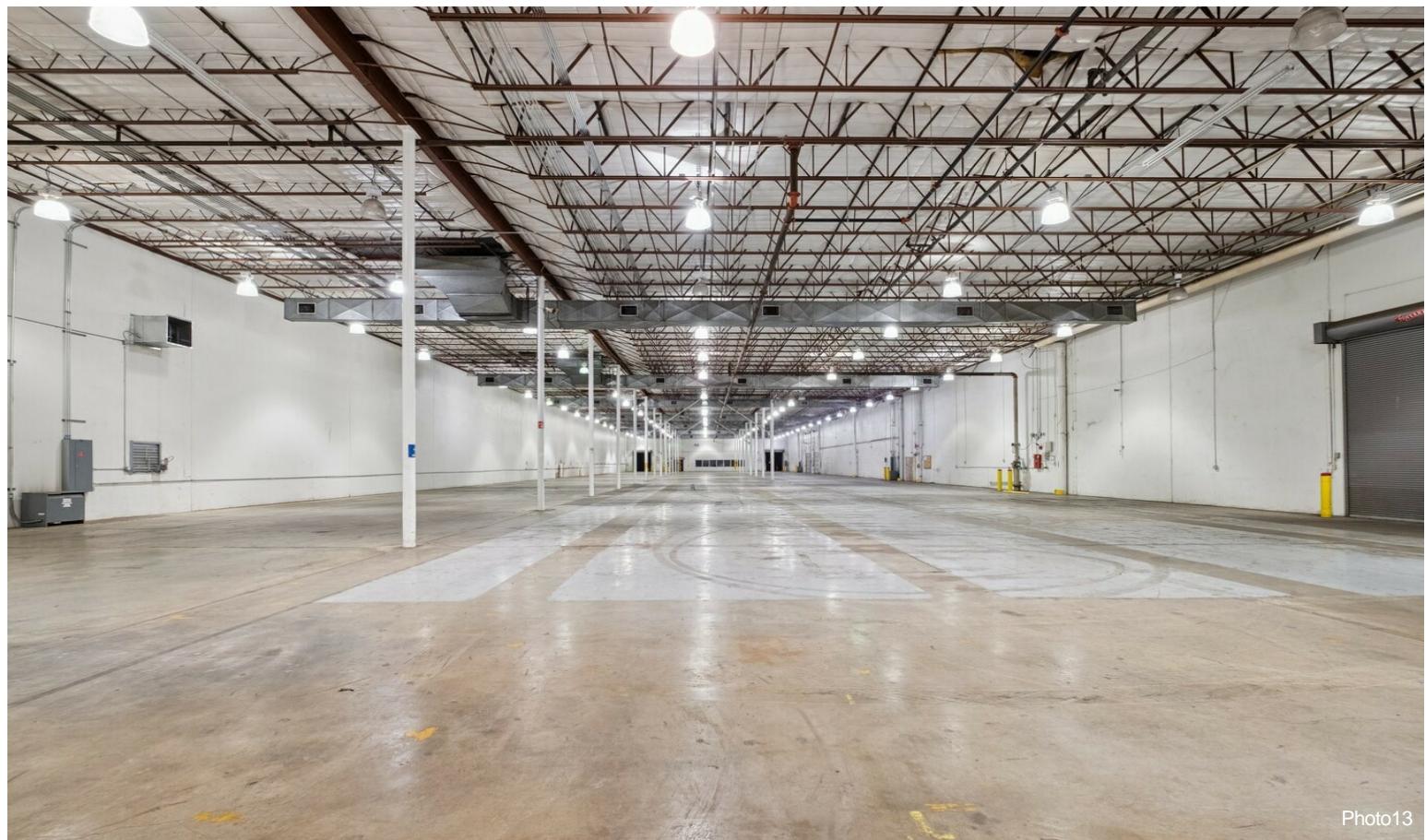


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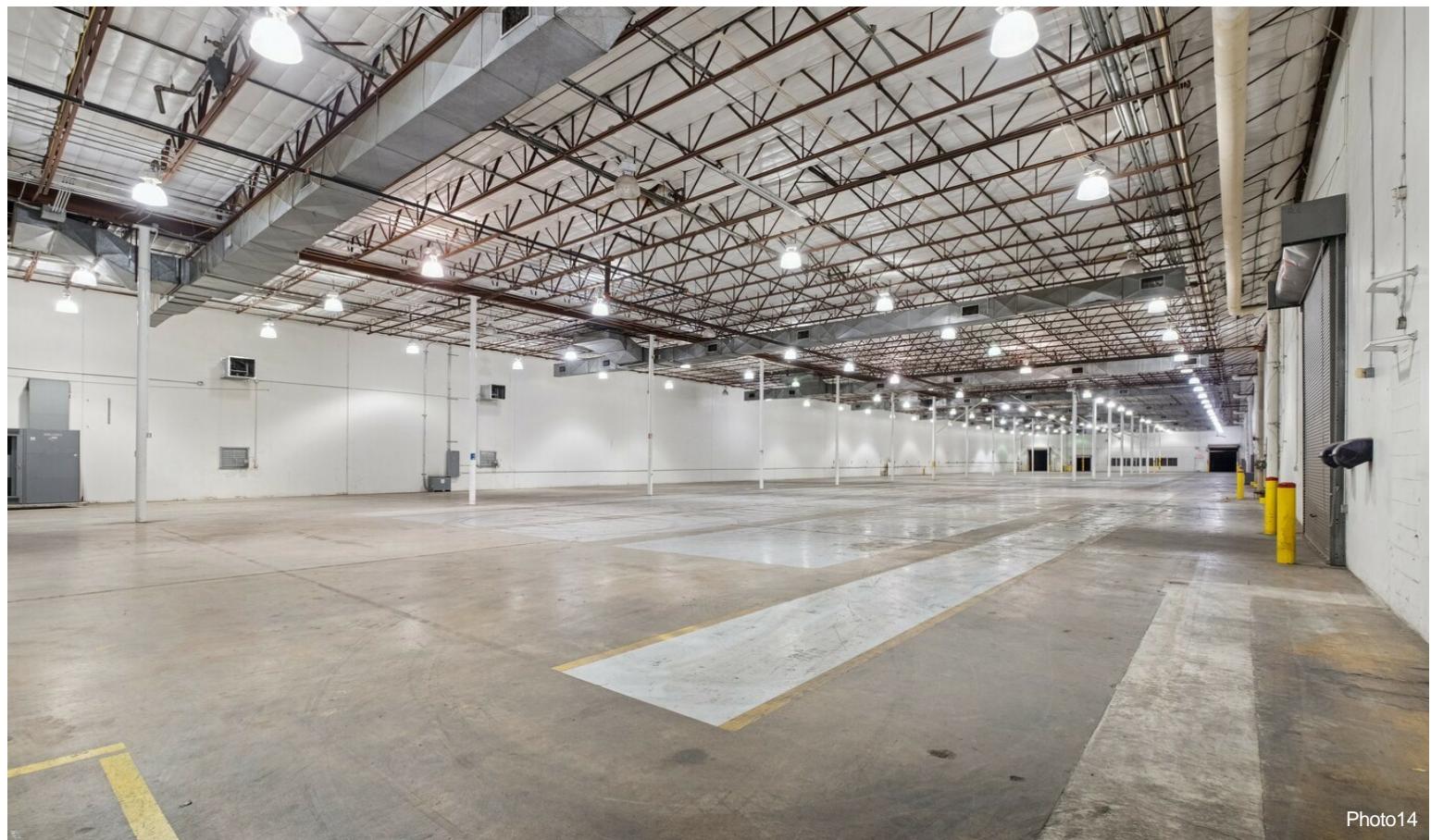


Photo14

Property Photos

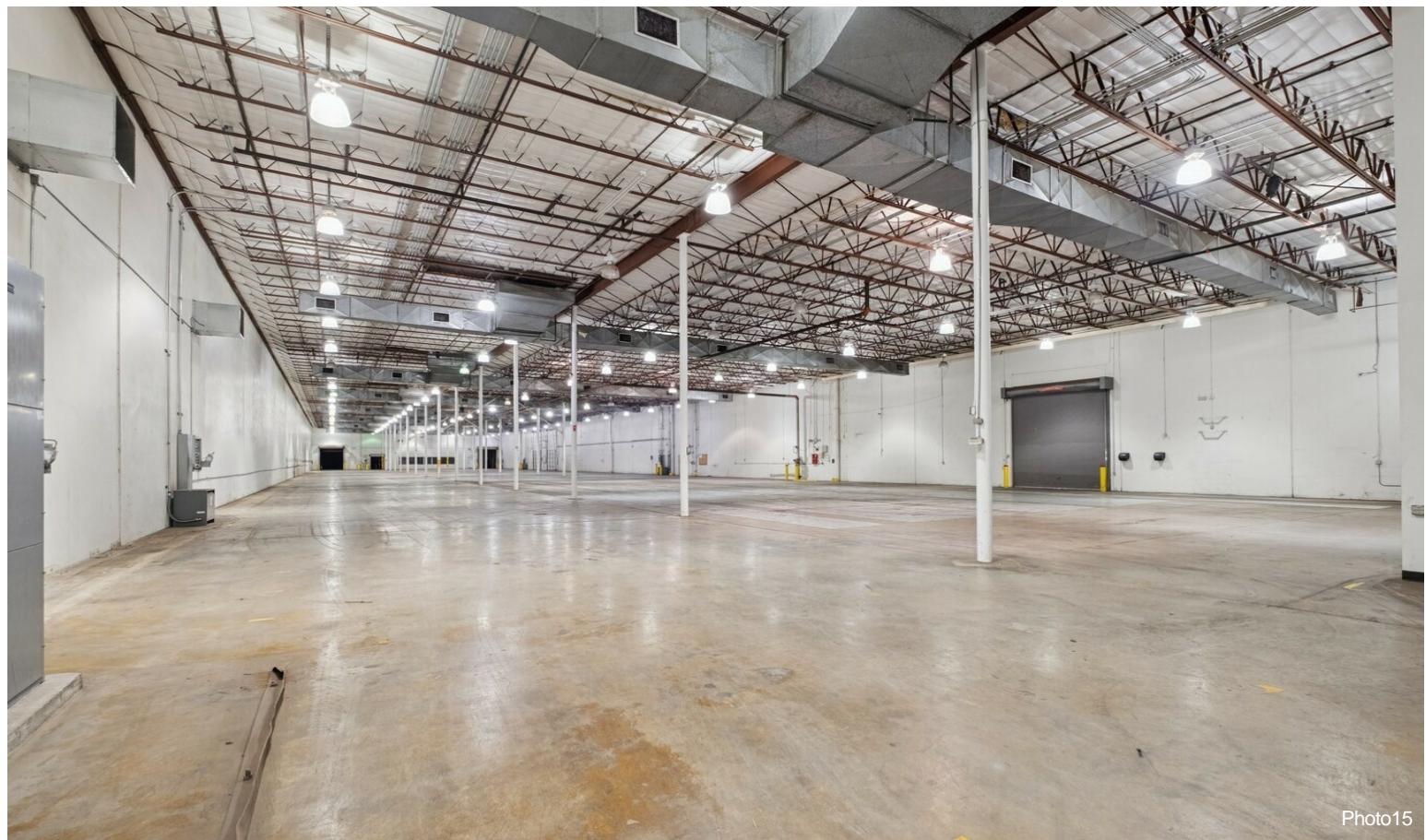
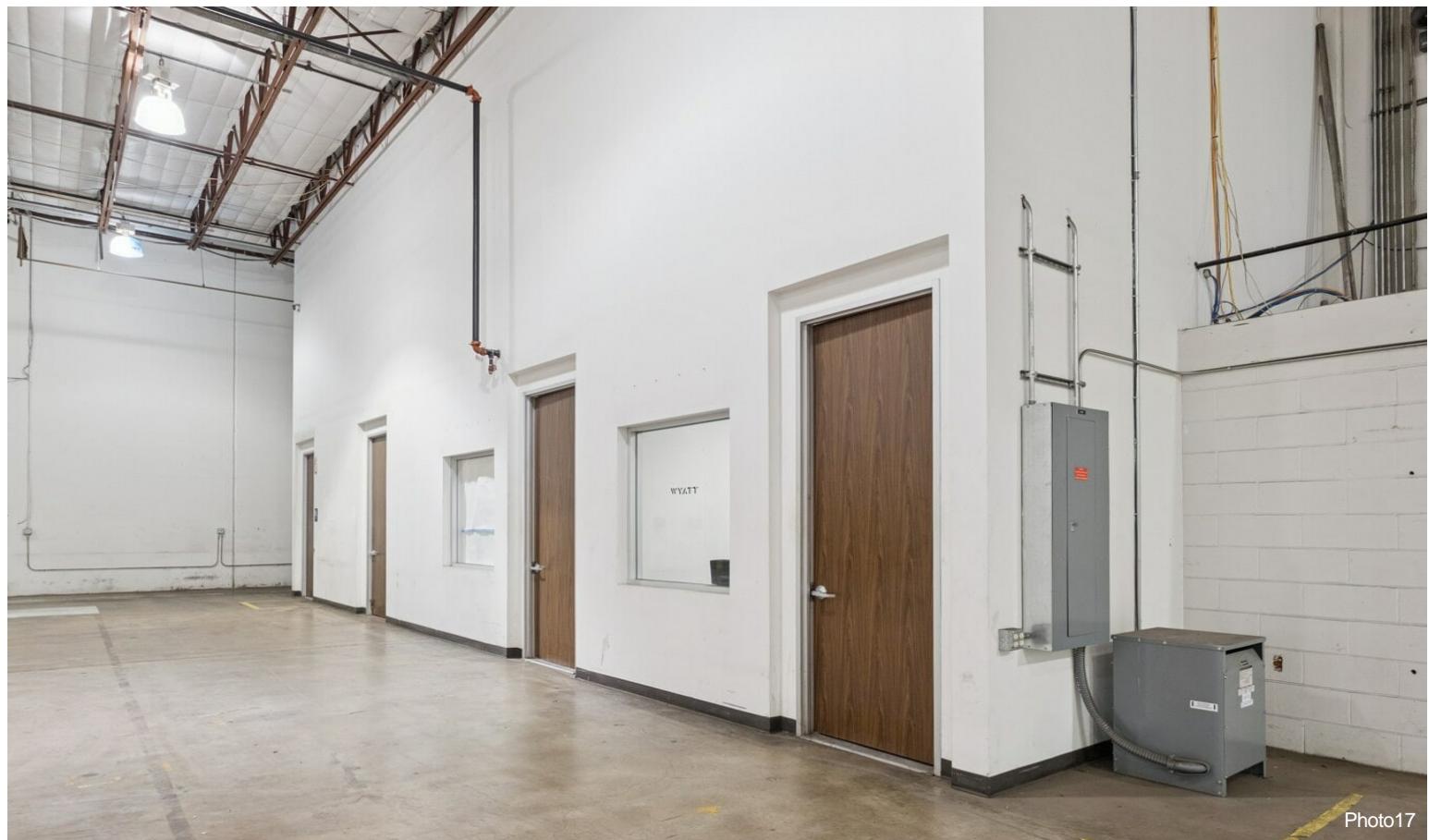


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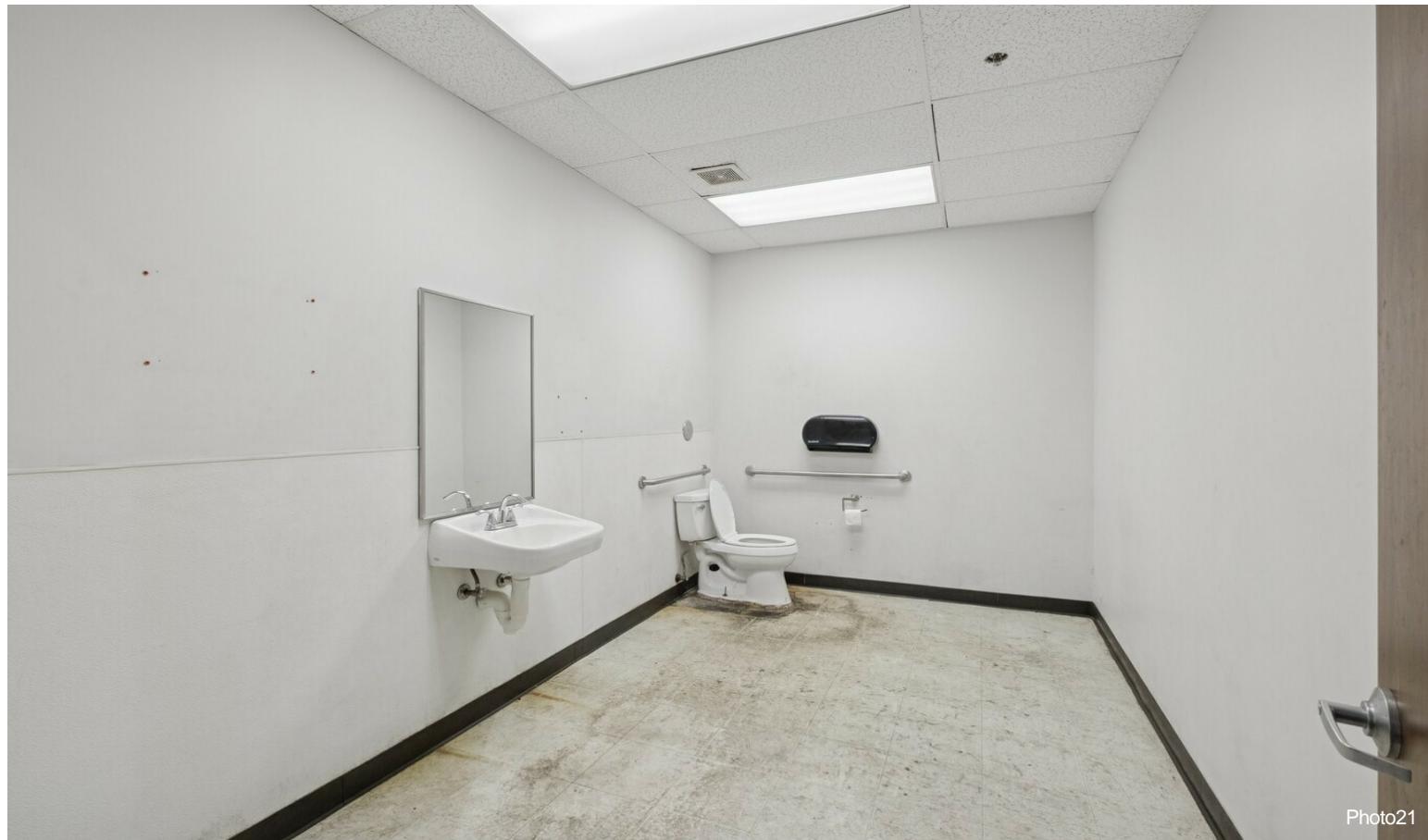


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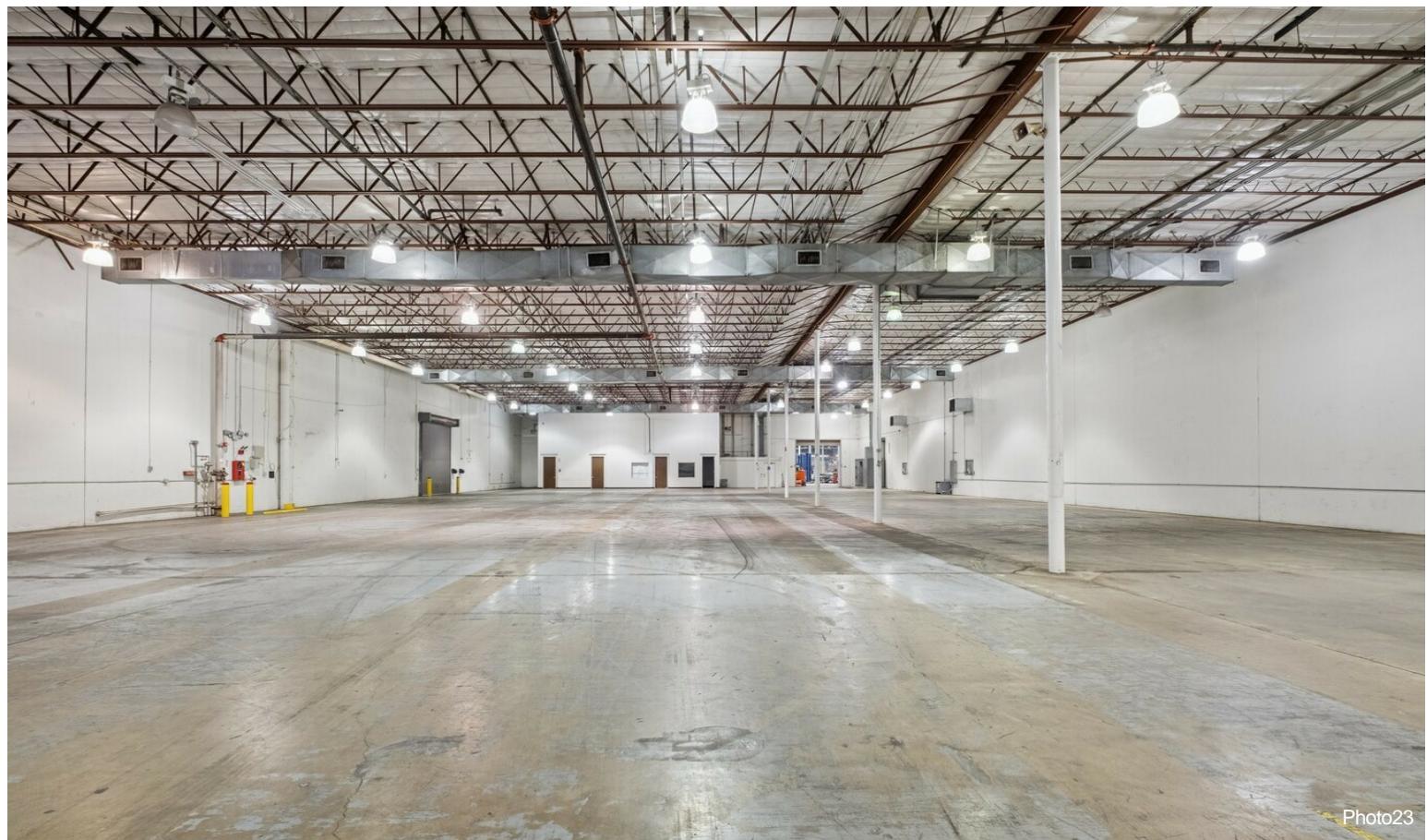
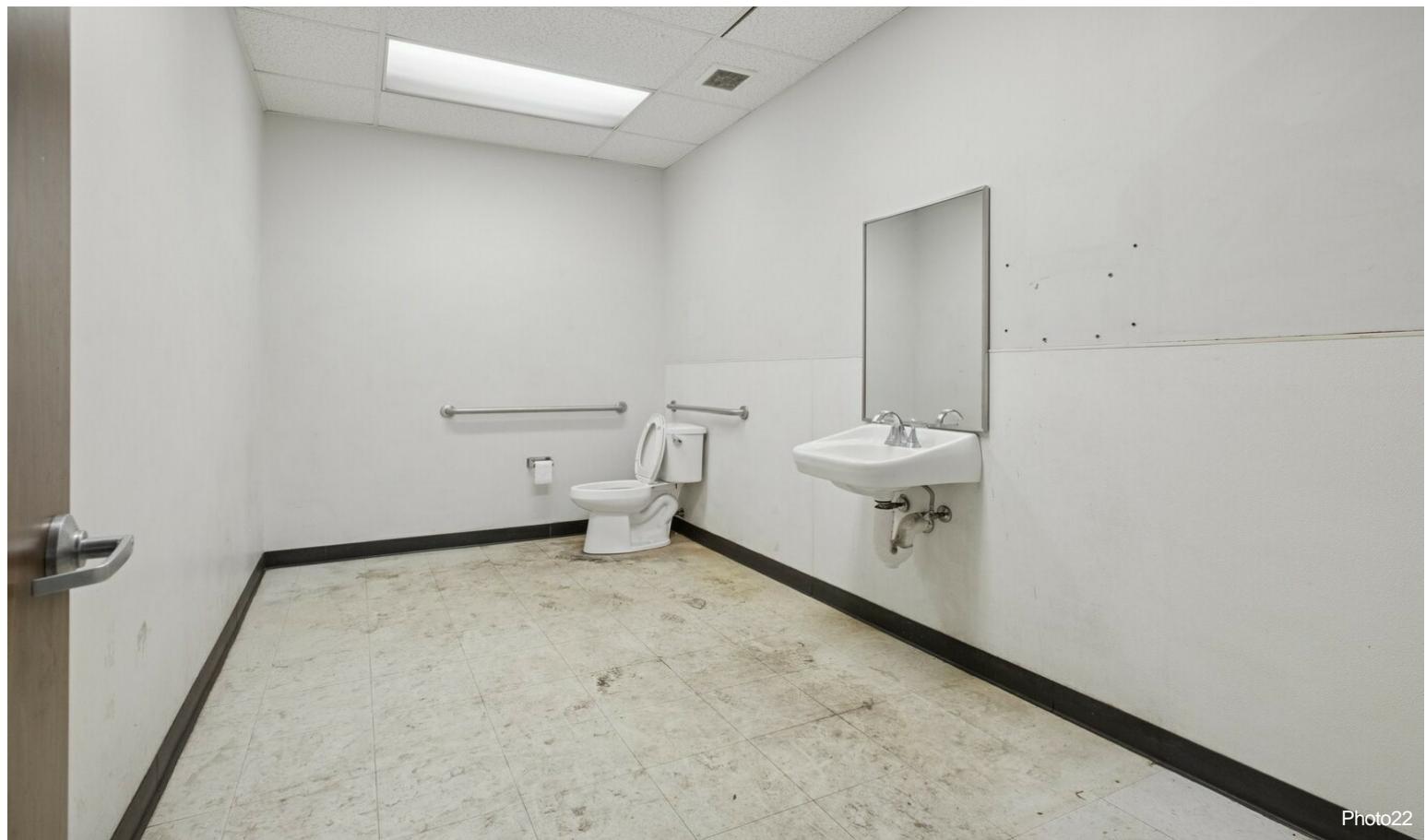
Property Photos



Property Photos



Property Photos



Property Photos

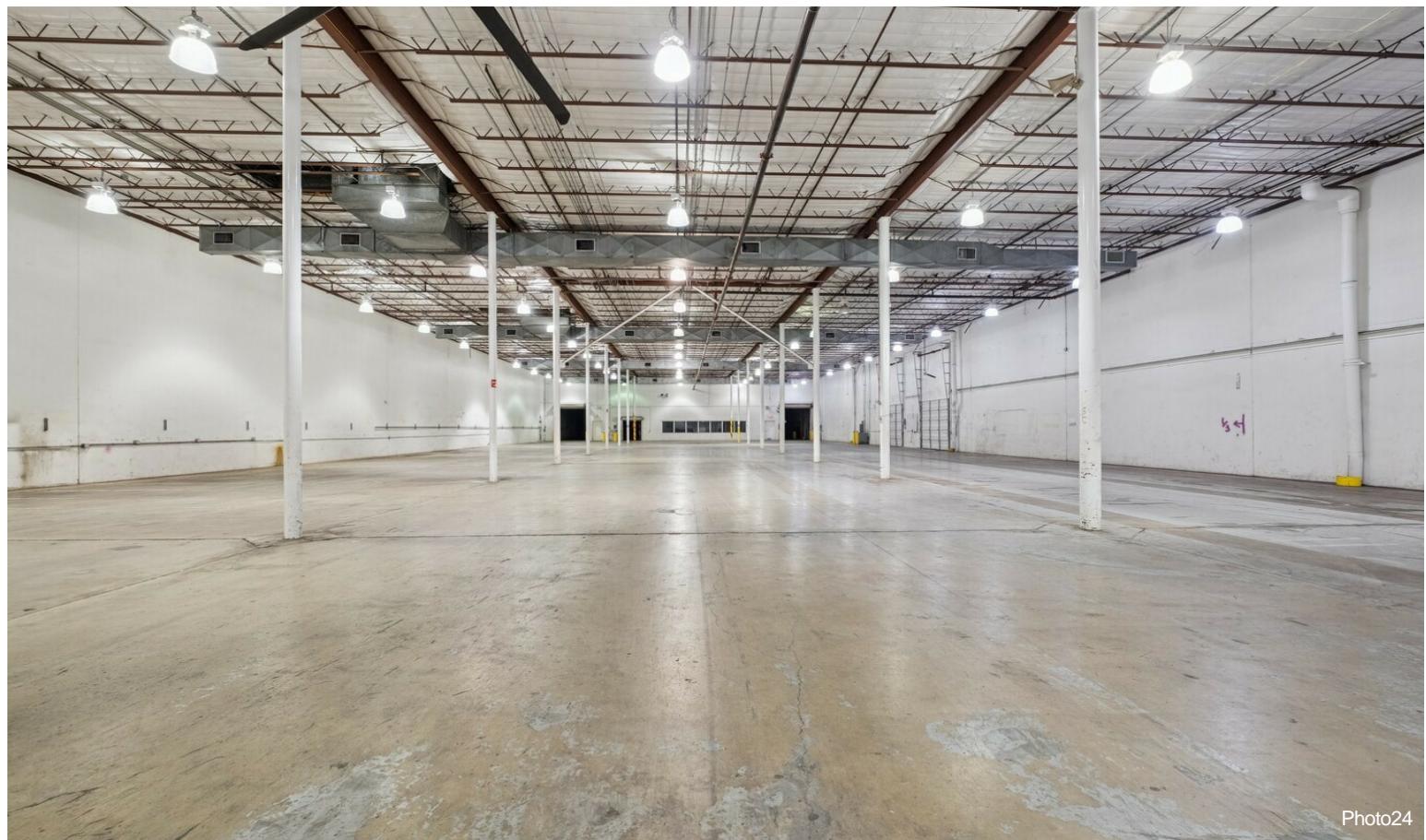


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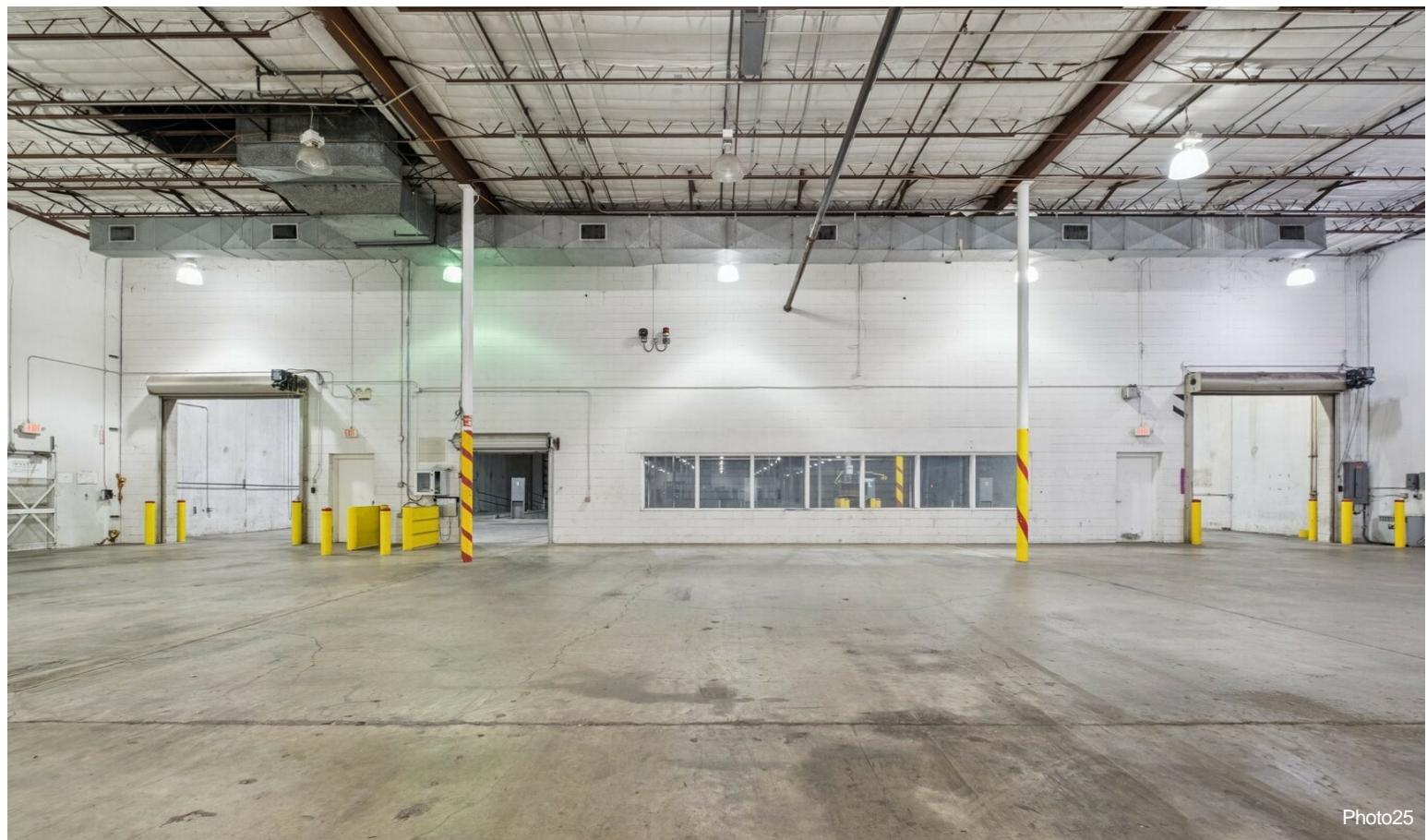


Photo25

Property Photos

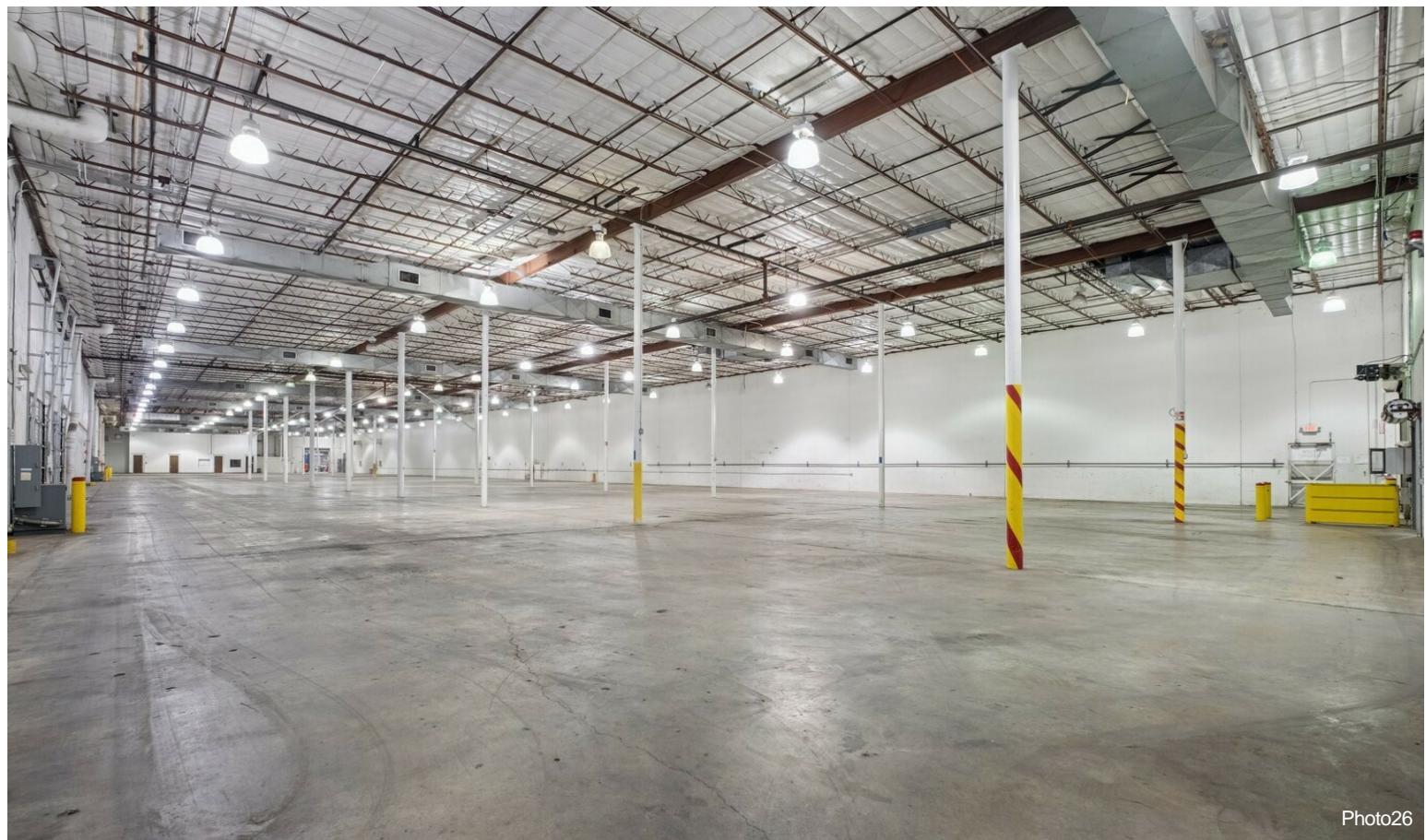


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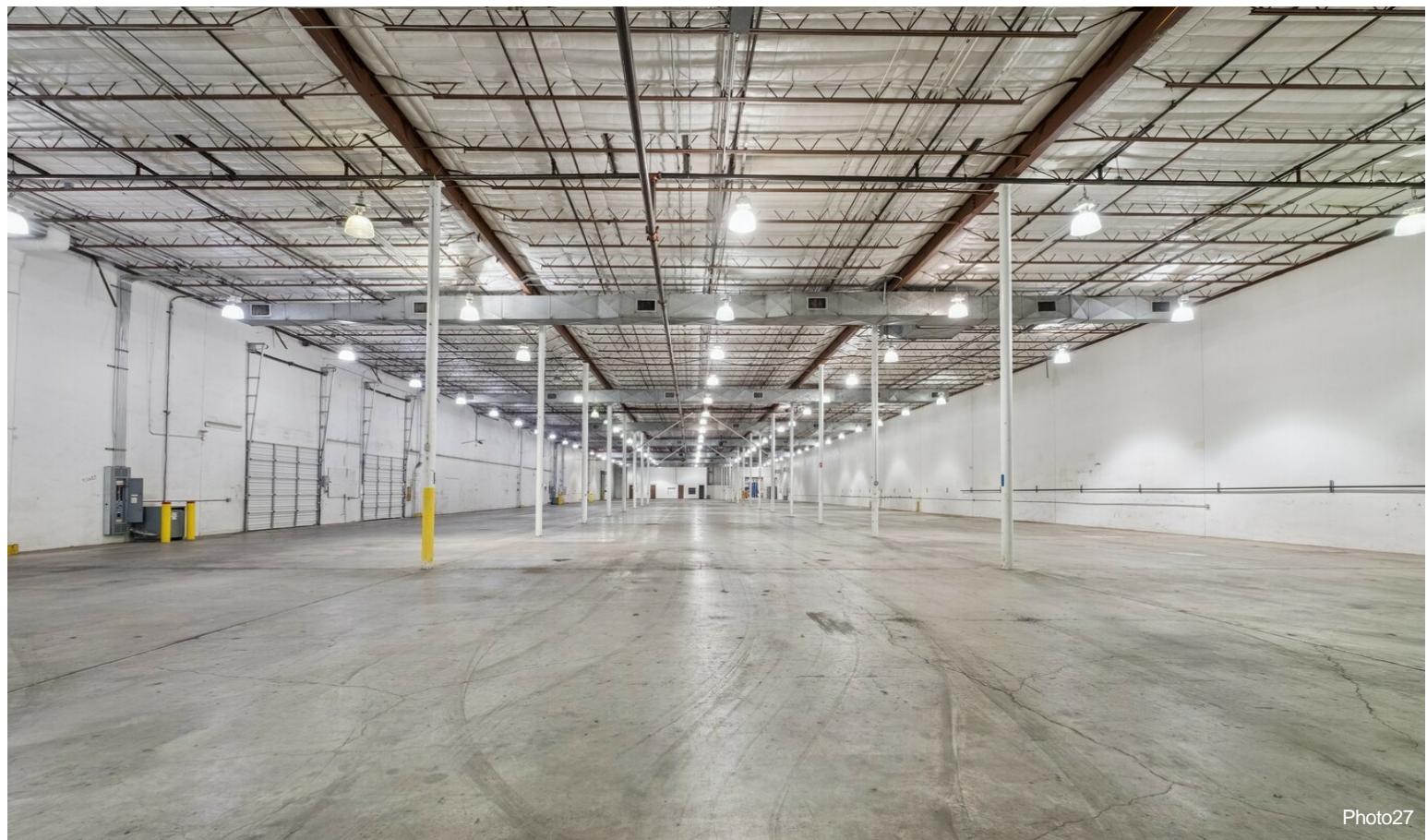
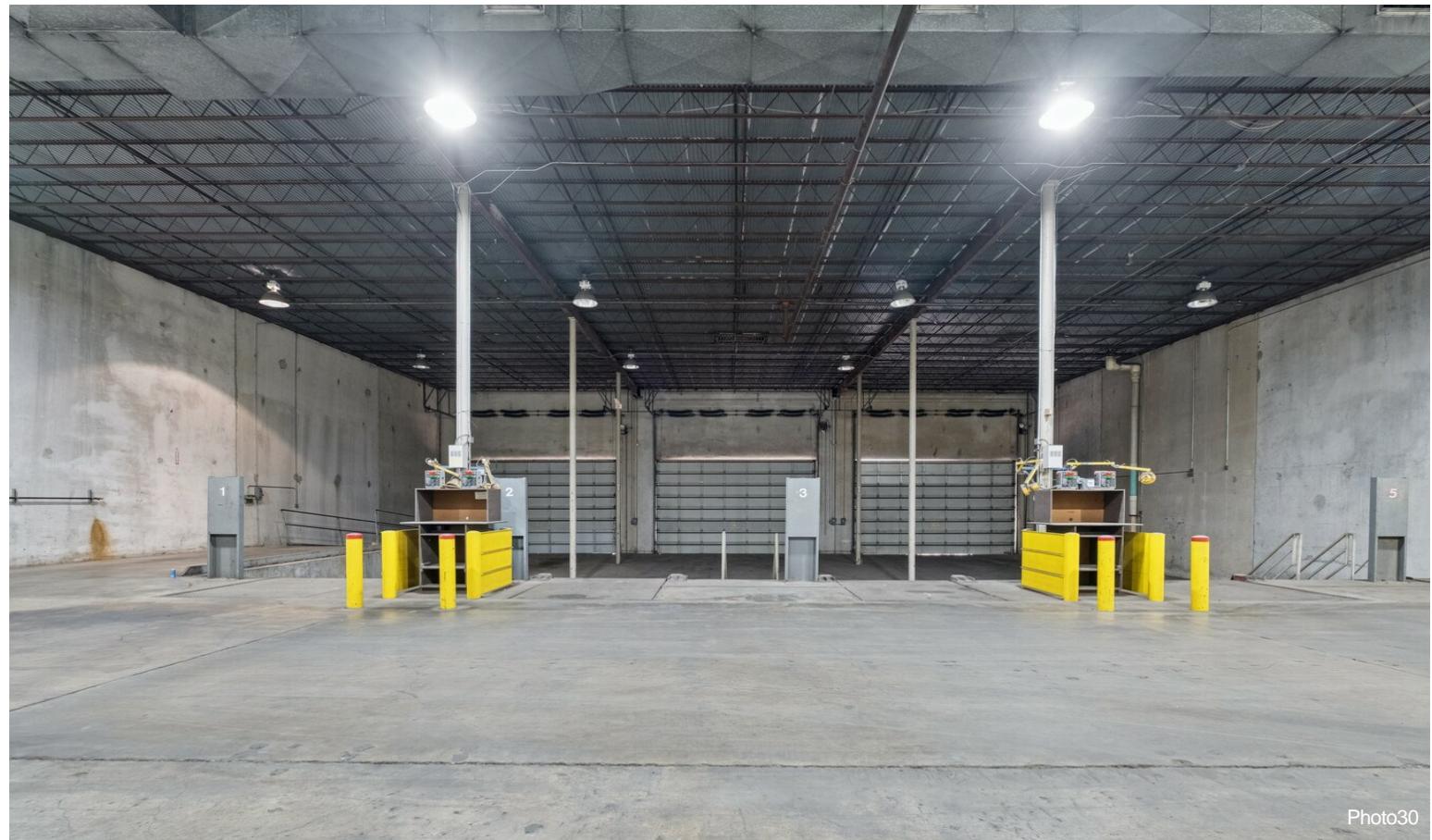
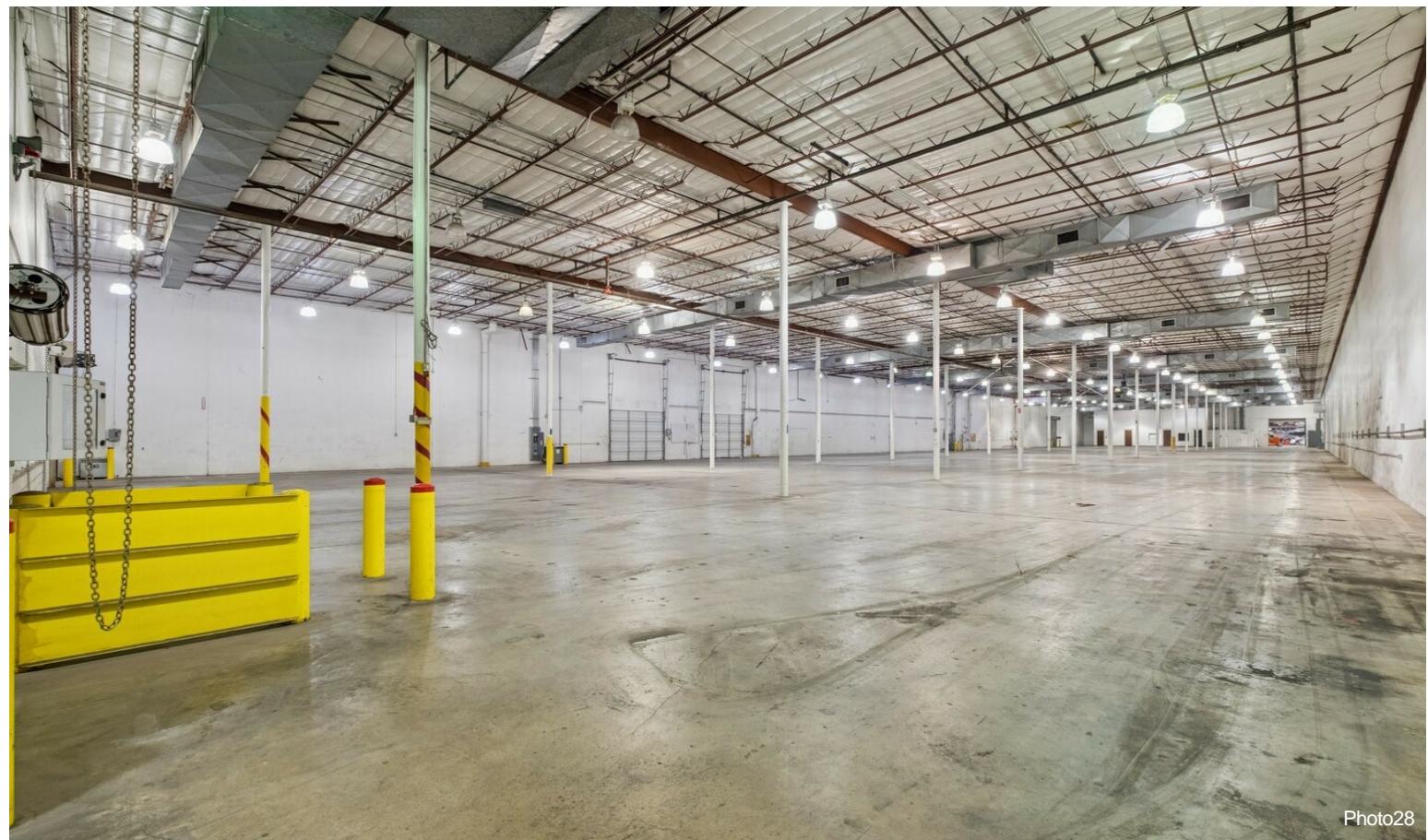


Photo27

Property Photos



Property Photos



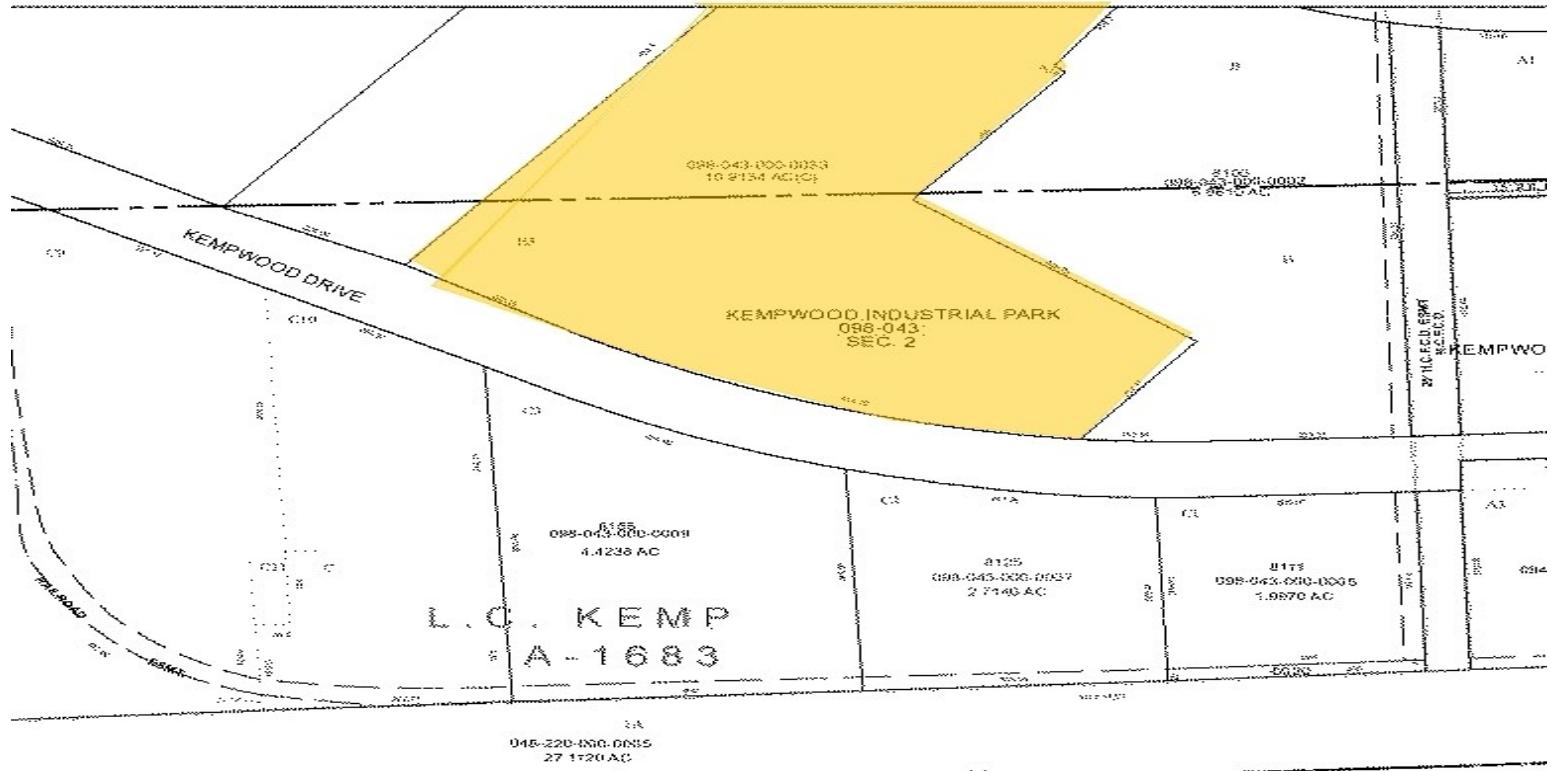
Building Photo



Building Photo

Property Photos

HARRIS COUNTY APPRAISAL



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



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

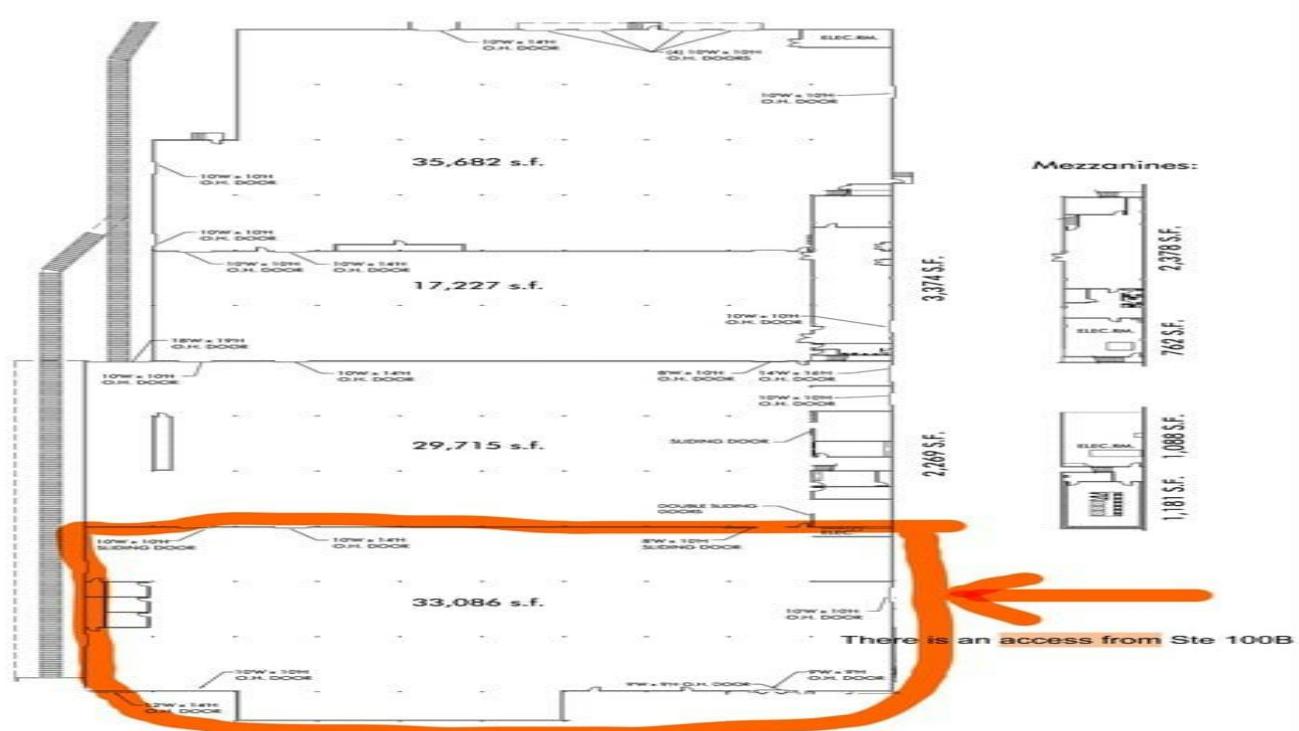
8100 Kempwood - 100B
Houston, Texas 77029



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

HarryGendel Architects
1807 Decatur
Houston, Texas 77007

O.H.I.



Office Sq. Ft.	6,363
Warehouse Sq. Ft.	115,710
Mezzanine Sq. Ft.	3,374
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 (BOA)
Houston, Texas 77055



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N.O.I.