

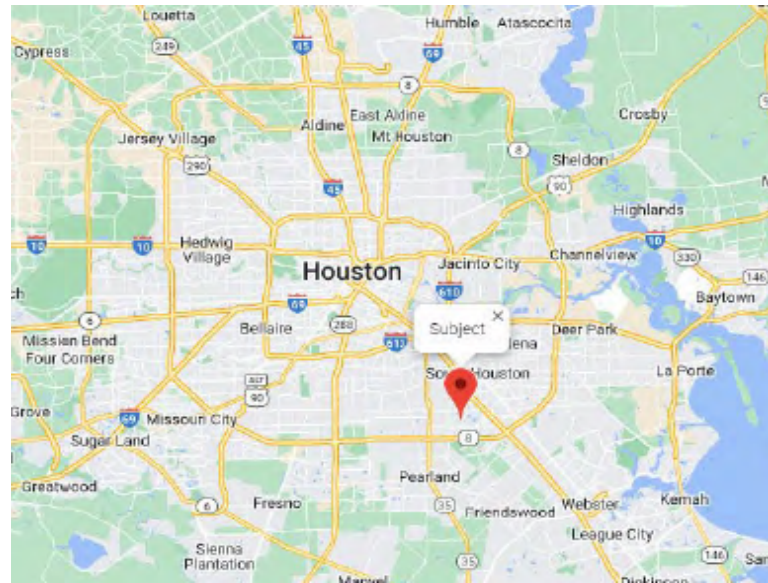
FOR SALE

INDUSTRIAL OFFICE WAREHOUSE **9130 WAYFARER LN HOUSTON, TX 77075**



PROPERTY FEATURES

- Tract Size: 2.8 acres (L Shaped)
- Building Facades: Metal & Brick
- Bldg. Size: +/- 35,311 SF including Offices
- Perimeter Chain Link Fencing
- Heavy Concrete Paving
- Cranes: TBD
- Clear Height: 26FT
- Grade Level Doors (8)
- 3 Phase/480 Volt
- Ample Parking & Yard Storage
- Wayfarer Frontage: 186.16 FT
- Available: Heavy Machinery/Equipment- (Ask Broker Sales Price: Call Broker)
- Located in SE Houston, with close access to Sam Houston Pkwy (Beltway 8) and Interstate 45
- Sales Price: \$3,600,000



INTERIOR PHOTO

SMITH RAINES COMPANY

Carolyn Fincher, Broker

(o) 281.486.1400 (c) 713.299.3192

smithraines@yahoo.com

1307 Bluebonnet Drive, Taylor Lake Village, TX 77586

9130 WAYFARER LANE HOUSTON, TX 77075

OVERVIEW

2.8 Acres w/4 Metal Construction Facilities Bldg 1:
1,760SF - Light Industrial Office/Meeting Space

Bldg 2:
12,740SF - Industrial Warehouse/Shop

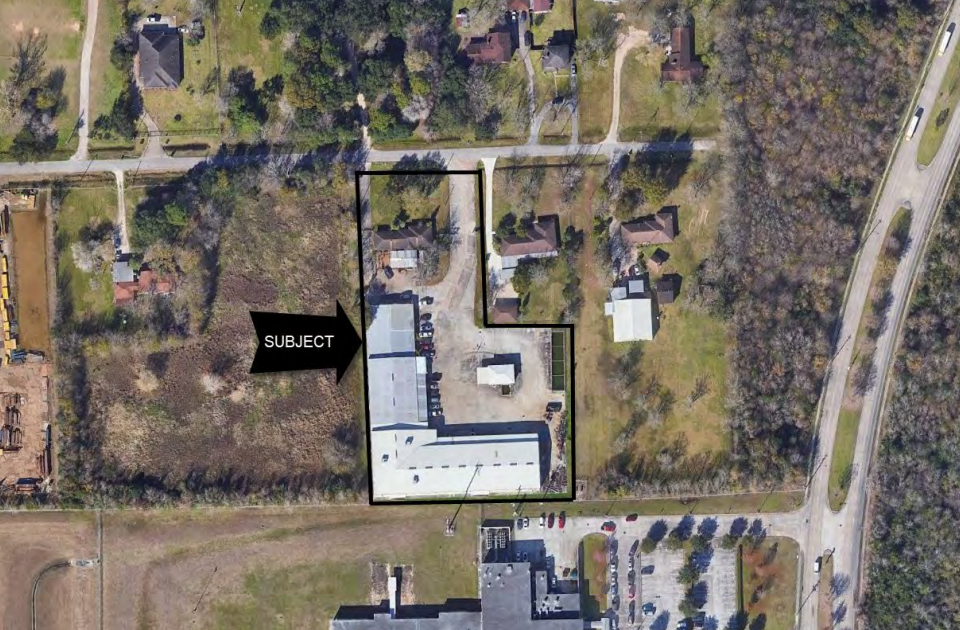
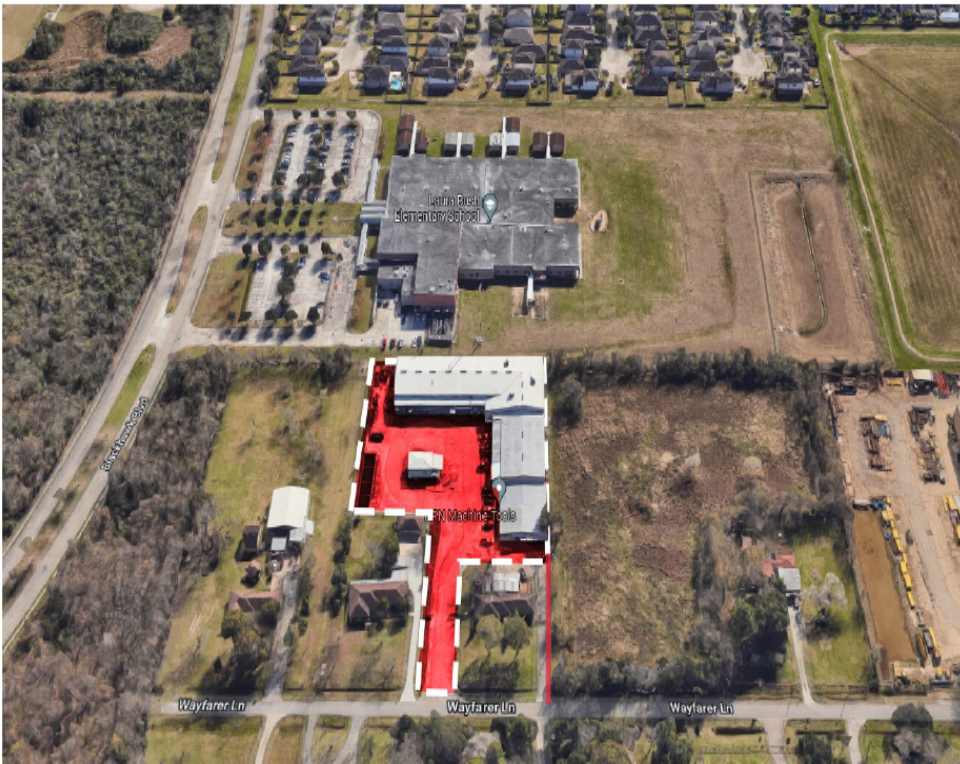
Bldg 3:
19,941SF - Shell Industrial/Warehouse/Shop

Bldg 4:
936SF - Executive Office

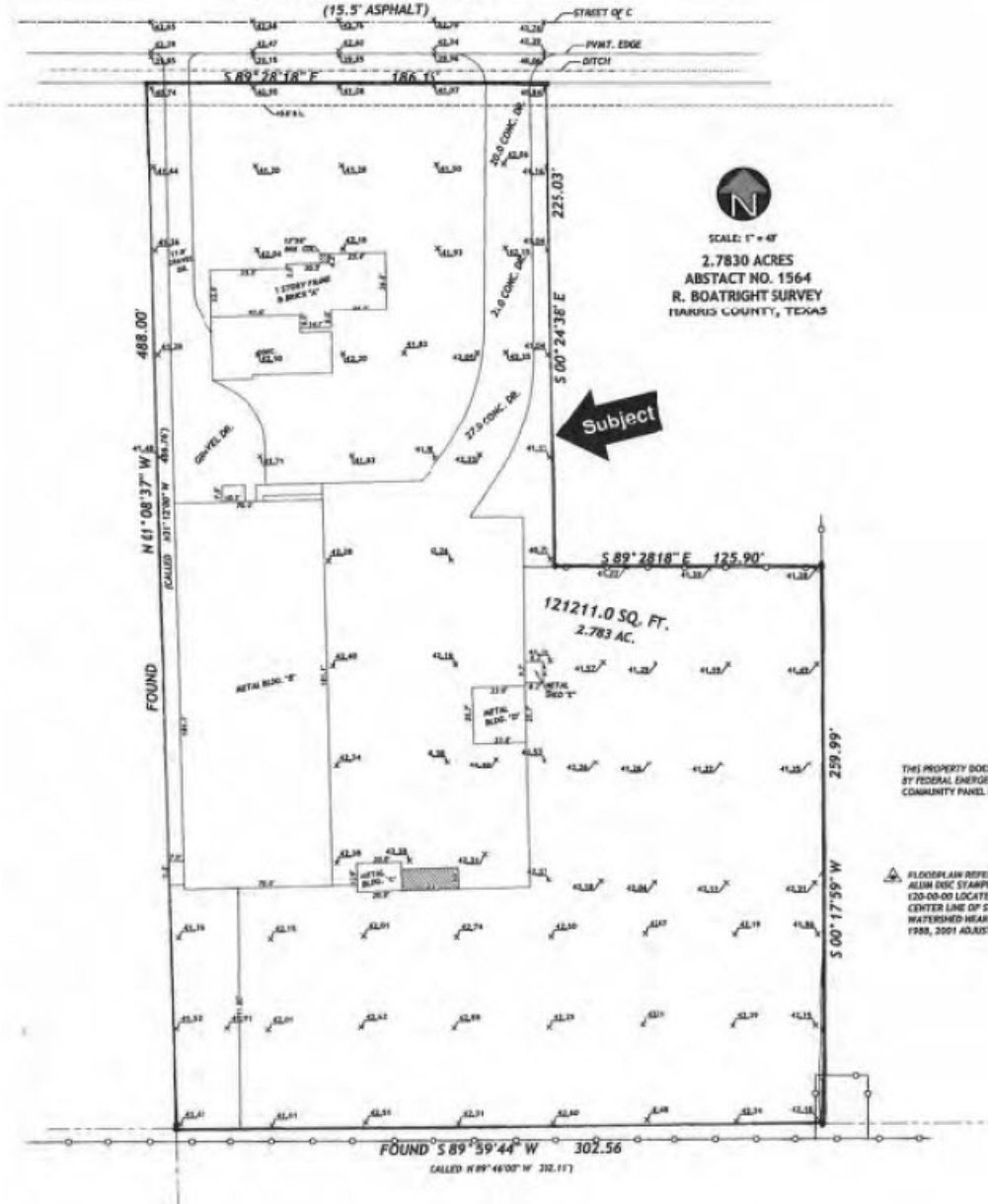
L shaped Lot is suited for future development

Wayfarer Lane offers two lane, two way paved secondary roadway with open ditch drainage.

Bldg 2&3: (11) Grade Level Overhead Doors



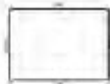
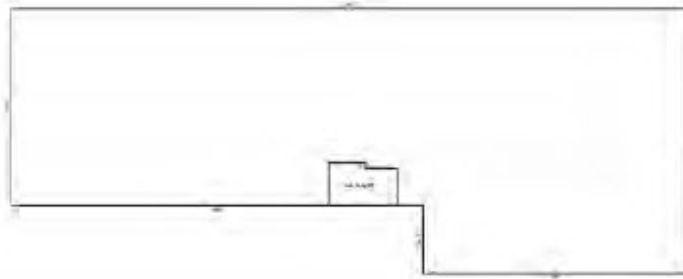
WAYFARER LANE (6' R.O.W.)
(15.5' ASPHALT)



SCALE: 1" = 40'
2.7830 ACRES
ABSTRACT NO. 156-4
R. BOATRIGHT SURVEY
TARRANT COUNTY, TEXAS

THIS PROPERTY GOES BY FEDERAL ENERGY COMMUNITY PANEL 1

FLOODPLAIN REFER ALUM DISC STAPLES 120-00-00 LOCATED CENTER LINE OF ST WATERSHED YEAR: 1988, 2001 ALAUST



TOTAL Sketch by a la mode, inc

Area Calculations Summary

Living Area		Calculation Details	
Building 2	12740 Sq ft	70 x 182	= 12740
Building 4	936 Sq ft	26 x 36	= 936
Building 3	19941 Sq ft	96 x 96	= 9216
		71.5 x 150	= 10725
Building 1	1760 Sq ft	27 x 24	= 648
		24 x 12.5	= 300
		10 x 4	= 40
		26 x 26	= 676
		6 x 16	= 96
Total Living Area (Rounded):	35377 Sq ft		
Non-living Area			
2 Car Attached		24 x 20	= 480
TOTAL Sketch by a la mode, inc. 1-800-alamode			

