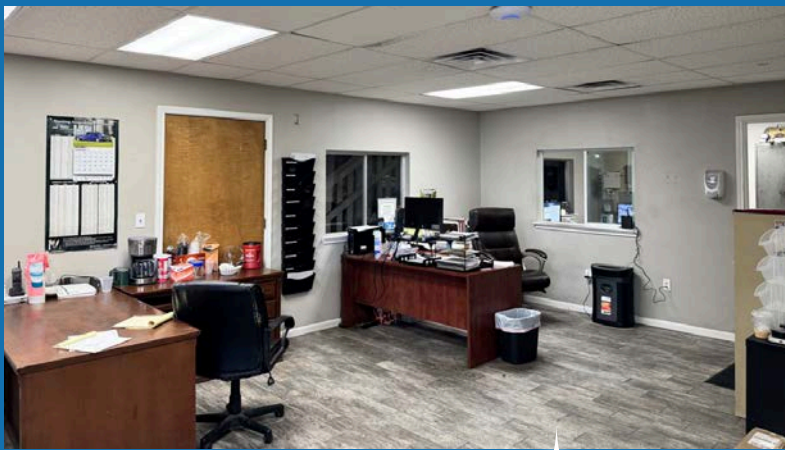


**±28,648 SF  
SINGLE-TENANT  
INDUSTRIAL  
FACILITY -  
FOR SALE**



**4319 TELEPHONE ROAD, HOUSTON, TEXAS**



## PROPERTY FEATURES

- ▶ ±28,648 SF Single-Tenant Industrial Facility
- ▶ Well-Established Southeast Houston Industrial Submarket
- ▶ Telephone Road Frontage Along a Heavily Trafficked Industrial Corridor
- ▶ Multiple Loading Configurations
- ▶ Additional Mezzanine Space (Not Included in SF)
- ▶ 3-Year Sale-Leaseback Executed at Closing
- ▶ Immediate In-Place Cash Flow
- ▶ Zero Landlord Operating Responsibilities
- ▶ Long-Term Value Potential from a Stabilized Credit Tenant
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

## CONTACT INFORMATION

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**Jason Gibbons**

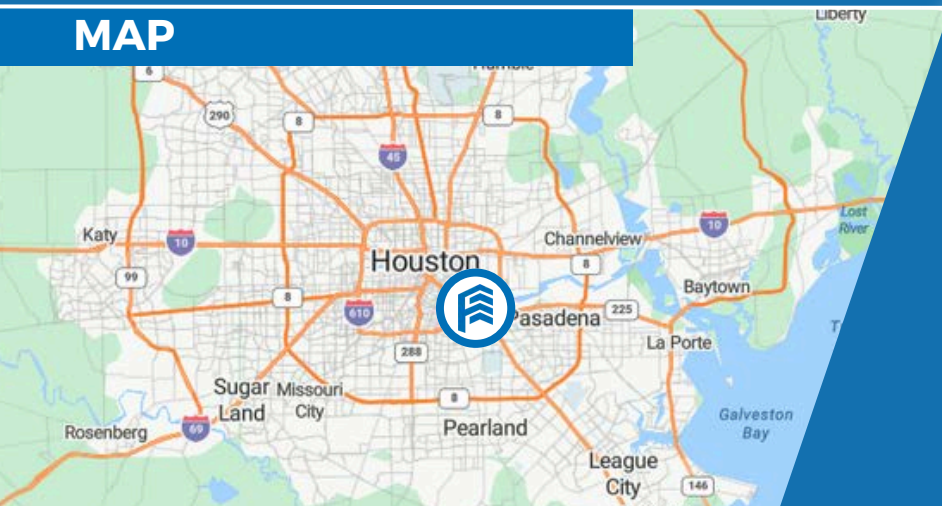
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## 4319 TELEPHONE ROAD, HOUSTON, TEXAS

4319 Telephone Rd is a single-tenant industrial office/warehouse facility totaling 28,648 SF, with recent renovated office upgrades. Strategically located in Southeast Houston, the property provides immediate access to I-45, I-610, and US-90; three of the region's primary distribution corridors. Positioned along Telephone Road frontage, the asset offers exceptional visibility and strong exposure along a heavily trafficked industrial corridor. The well-maintained, freestanding building features functional clear heights and a highly multiple loading configuration, including dock-high, grade-level, and semi-dock access. Additional mezzanine space, not included in the rentable square footage, combined with an efficient building layout, further enhances operational flexibility beyond the stated SF. Situated within the well-established in-fill industrial submarket, this property presents a compelling long-term value potential for investors seeking a stabilized industrial asset secured by a notable credit tenant through a structured sale-leaseback opportunity.

### MAP



### CONTACT INFORMATION

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# CY-FAIR TIRE – SOUTH HOUSTON | SALE-LEASEBACK



## TENANT PROFILE:

Cy-Fair Tire is a long-established commercial tire service company founded in 1979, operating as one of the largest commercial tire service providers across the Houston region, including Northwest and Southeast Houston as well as surrounding markets.

The company provides full-service commercial fleet tire solutions, including new tire sales, repair and maintenance, and specialized services for commercial fleets and leading in-house retreading operations.

With a strong operating history and established regional presence, Cy-Fair Tire continues to expand its service capabilities and locations, positioning the company for sustained long-term growth.

## INVESTMENT SUMMARY:

Immediate in-place cash flow from a proven operating business with zero landlord operating responsibilities throughout the lease term.

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**NRA:** 28,648 SF

**Asset Type:** Single-Tenant Industrial

**Lease Structure:** Absolute NNN Sale-Leaseback

**Term:** 3 Years (36 Months)

**Annual Escalations:** 4.0%

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**Monthly Rent:** \$24,350.80

**Annual NOI:** \$292,209.60

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**Purchase Price:** \$4,100,000 (\$143.12 PSF)

**CAP RATE:** 7.13%



