



Investment Sale

±17,500 SF (2 buildings) on 12 acres available

Site features:

Size: ±17,500 SF total (2 buildings)

Land: 12.00 acres of land

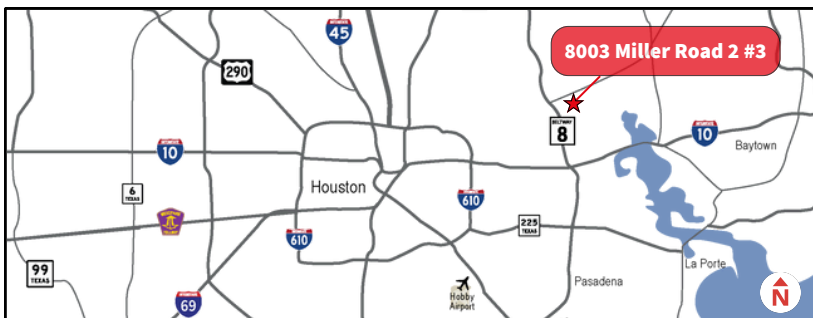
- 0.50 Acres Paved
- 5.75 Acres Mostly Stabilized Pipe Yard
- 2.13 Acres Detention
- 1.75 Acres Yard/Parking Expansion Area

Building 1: ±13,200 SF (±2,000 SF office)

- (3) Oversized Grade Level Doors
- 20 Parking Spots
- Extra Hang over Roof
- Crane served

Building 2: ±4,300 SF

- (3) Grade Level Doors
- 100% Warehouse



**8003 Miller Road 2 #3
Houston, TX 77049**

Will Clay

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will.clay@jll.com

Investment Summary:

Tenant: Federal Steel Supply, LLC

Commenced: October 1, 2024

Expiration: September 30, 2029

Renewal Option:

- Tenant has (1) 5 year Renewal Option at the then FMV

Lease Type: Modified Gross

- RE Taxes: Tenant shall pay any amount of RE Taxes more than 105% for the 2023 tax year (Landlord is responsible for a maximum of \$67,500/Year)
- Insurance: Tenant Responsibility
- CAM: Tenant Responsibility

Rate: \$19,500/Month (Modified Gross)

Increases: 3% Annually

Holdover: 150%

Purchase Price: Contact Broker



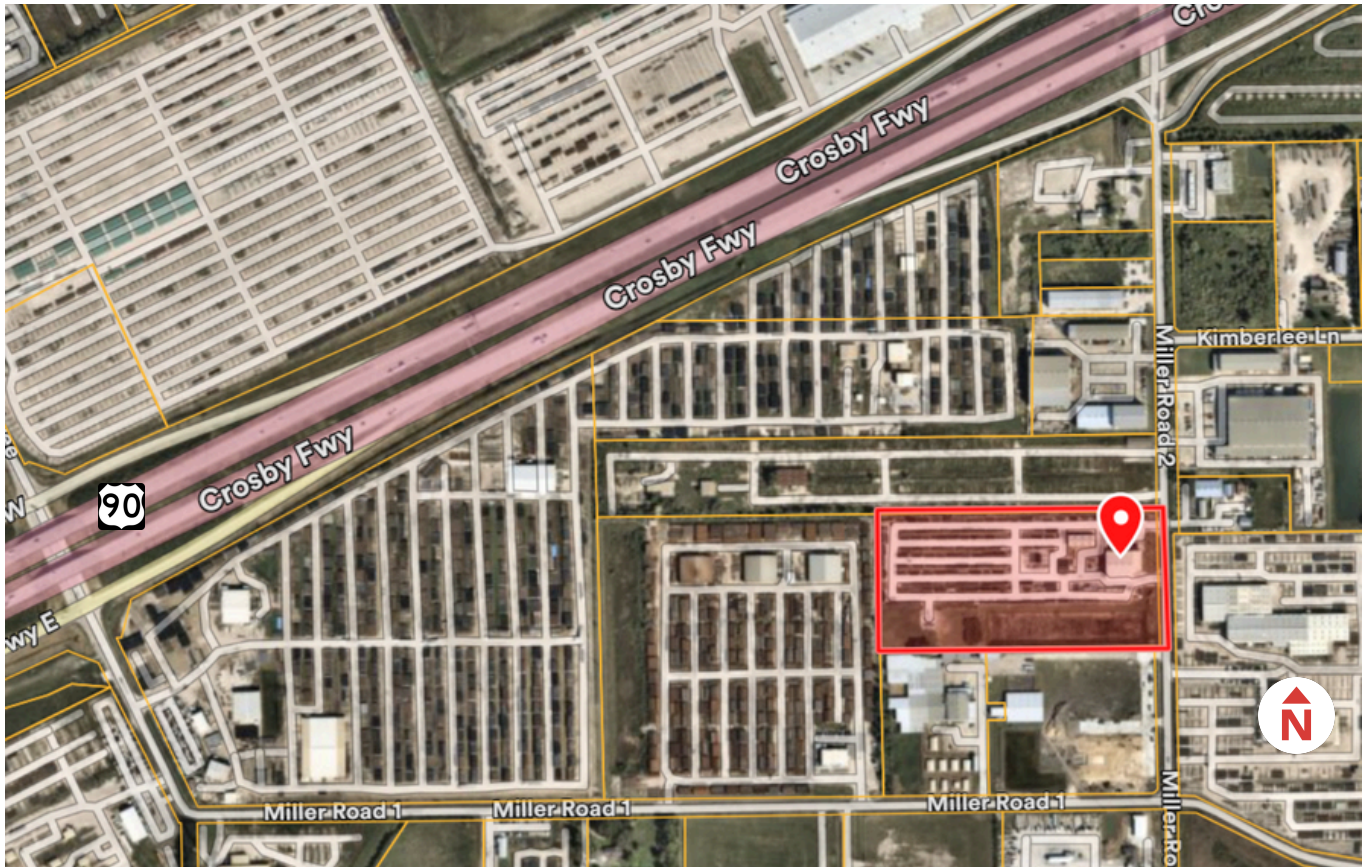
Jones Lang LaSalle Brokerage, Inc.

jll.com

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