

SMALL-BAY MULTI-TENANT INDUSTRIAL INVESTMENT OFFERING

For Sale | 46,200 SF on 4.1763 Acres

9730 Telephone Road | Houston, TX 77075

partners



CONTACT INFORMATION

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INVESTMENT HIGHLIGHTS



Occupancy
79%



WALT
1.71
Years



Lease Structures
Triple-Net (NNN)
With (1) Tenant
on Gross Lease



Tenants
(9) Tenants
Ranging from
2,100 SF to 8,400 SF



Cap Rate on In Place NOI
6.00%



**Cap Rate Stabilized /
100% Occupancy**
8.24%

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BUILDING C | 18,000 SF

BUILDING B | 14,000 SF

BUILDING A | 14,000 SF

- » Recent Construction (2019)
- » (3) Building Complex
- » Located Near Houston's Hobby Airport
- » 170+ Dedicated Parking Spots
- » Clear-Span Bldgs. w/ No Interior Columns
- » Drive-Through Capability
- » 20' to 25' Eave Heights
- » 480-Volt, 3-Phase Power w/ 150-Amps Per Suite
- » Oversized 12x14 OH Doors For All Suites
- » Controlled Access Gate w/ Perimeter Fencing
- » High Efficiency LED Lighting in All Suites
- » Last Two Remaining Vacant Suites Are "Occupancy Ready"
- » Suites Sizes Comprised of 2,100, 2,800, 3,500 & 7,000 SF

PROPERTY OVERVIEW

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