



# Richey Business Park

Industrial Development in Houston, TX

Unlock prime industrial opportunities in Houston's thriving economic landscape.

# Strategic Location



15 min from George Bush Intercontinental Airport



20 min from Downtown Houston



15 min to The Woodlands



# Building Specifications & Features

## 5,400 SqFt Buildings

Optimal space for a variety of industrial uses, from manufacturing to warehousing.

## Fully Insulated

Ensuring energy efficiency and optimal climate control for sensitive operations.

## Triphasic Energy

Robust power infrastructure to support heavy machinery and complex industrial systems.

## 18 ft Clear Height

Generous vertical space for high-stacking, accommodating diverse storage and operational needs.





# Market Performance & Availability

23

Buildings Sold  
Out of 44 available.

15

Available  
& 6 under  
construction

Equivalent to  
73,486 sq ft

\$1.05-1.30

Monthly Lease  
Rates (NNN)



# Site Master Plan

*The Richey Business Park*



- SOLD  
08/01/2025
- Last available with 4800 SqFt
- ▲ Spaces eligible  
for merging

\*Perfect for clients seeking more space

- 38 + 39 + 40 = 15,600 ft<sup>2</sup>
- 35 + 36 + 37 = 16,200 ft<sup>2</sup>
- 42 + 43 + 44 = 15,886 ft<sup>2</sup>

# Progress & Expansion

Richey Business Park is a dynamic hub, with new facilities continuously being added and occupied.



87% Occupied & with  
long term leases





# Current Lease Rates & Tenants

Building 3	EZ CARBON	\$1.20 per SF NNN (1st year)	\$1.35 per SF NNN (4th year)
Building 4	SRWerks INC	\$1.20 per SF NNN (1st year)	\$1.35 per SF NNN (4th year)
Building 5	Texas Strength Systems	\$1.05 per SF NNN (1st year)	\$1.15 per SF NNN (3rd year)
Building 6	Managed Mobile, INC	\$1.05 per SF NNN (1st year)	\$1.12 per SF NNN (3rd year)
Building 8	Zenrg Services LLC	\$1.05 per SF NNN (1st year)	\$1.10 per SF NNN (2nd year)
Building 7	Giant Trading Company LLC	\$1.30 per SF NNN (1st year)	N/A
Building 18	Abamex USA LLC	\$1.06 per SF (1st year)	\$1.25 per SF (3rd year)

The remaining warehouses at the business park are owner occupied.

# Investment Opportunities: Sample Budgets

1

5,400 SqFt Building

**Total Investment:** \$800,000 USD

- **Lot:** \$200,000 USD
- **Structure:** \$600,000 USD
- **Estimated Annual Lease:** \$70-84,000 USD (based on \$6-7,000 monthly, including NNN)

2

8,400 SqFt Building

**Total Investment:** \$1,245,000 USD

- **Lot:** \$315,000 USD
- **Structure:** \$930,000 USD
- **Estimated Annual Lease:** \$100-123,000 USD (based on \$8.5-10,250 monthly, including NNN)

Flex 11,200 – 16,500 SqFt options are also available upon request.

# Investment Opportunities: Sample Budgets

3

## 4,800 SqFt Building

**Total Investment:** \$715,000 USD

- **Lot:** \$150,000 USD
- **Structure:** \$565,000 USD
- **Estimated Annual Lease:** \$70-84,000 USD (based on \$6-7,000 monthly, including NNN)

# Investment Benefits & Timeline

Richey Business Park offers tailored solutions, attractive lease terms, and efficient development timelines, making it an ideal investment for sustained growth in Houston.

1 Customizable Solutions

2 Favorable Lease Terms

3 Efficient Construction

4 Quick Lease-Up