

**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**

82%



**WALT**

1.77  
Years



**Lease Structures**

**Triple-Net (NNN)**

With (1) Tenant  
on Gross Lease



**Tenants**

**(10) Tenants**

Ranging from  
2,100 SF to 7,000 SF



**Cap Rate on In Place NOI**

6.36%



**Cap Rate Stabilized /  
100% Occupancy**

8.29%

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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

# partners

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