

# FOR SALE

**100% Leased Single-Tenant  
Investment Offering**  
**5520 Armour Drive**  
Houston, Texas 77020  
±71,337 SF on ±3.06 Acres



**Clay Pritchett, SIOR**  
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## INVESTMENT HIGHLIGHTS

### Property Size:

- ±71,337 SF Building (Total)
- ±3,000 SF Office
- ±3.06 Acres

### Building Features:

- Heavy-Duty Concrete/Masonry Construction (1955)
- 14'-20' Eave-Height
- (2) Grade-Level Doors w/ Center Drive-Through Bay
- Dock-High Loading via (6) Internal Loading Positions
- (2) Truck-Aprons, 85' & 74' In Depth
- Existing Paved Outside Storage Area
- Heavy-Duty Concrete Built-Up Roof
- ±16,000 SF Undeveloped Land for Apron/Parking Expansion
- Adjoins UP Rail Easement to the South (Formerly Rail-Served)

### Location Features:

- Near Houston Ship Channel Facilities & Port of Houston Terminals
- Located within Historical Industrial District of East Houston
- Convenient Access to I-10, I-69, Loop 610 East, I-45 South & SH 225

### Tenant/Investment Features:

- \$229,000 in Estimate NOI
- Tenant has Occupied Facility Since May-2010
- Current Lease Expires October 31, 2021
- Modified Gross Lease w/ 2016 Base Year for OpEx Reimbursements

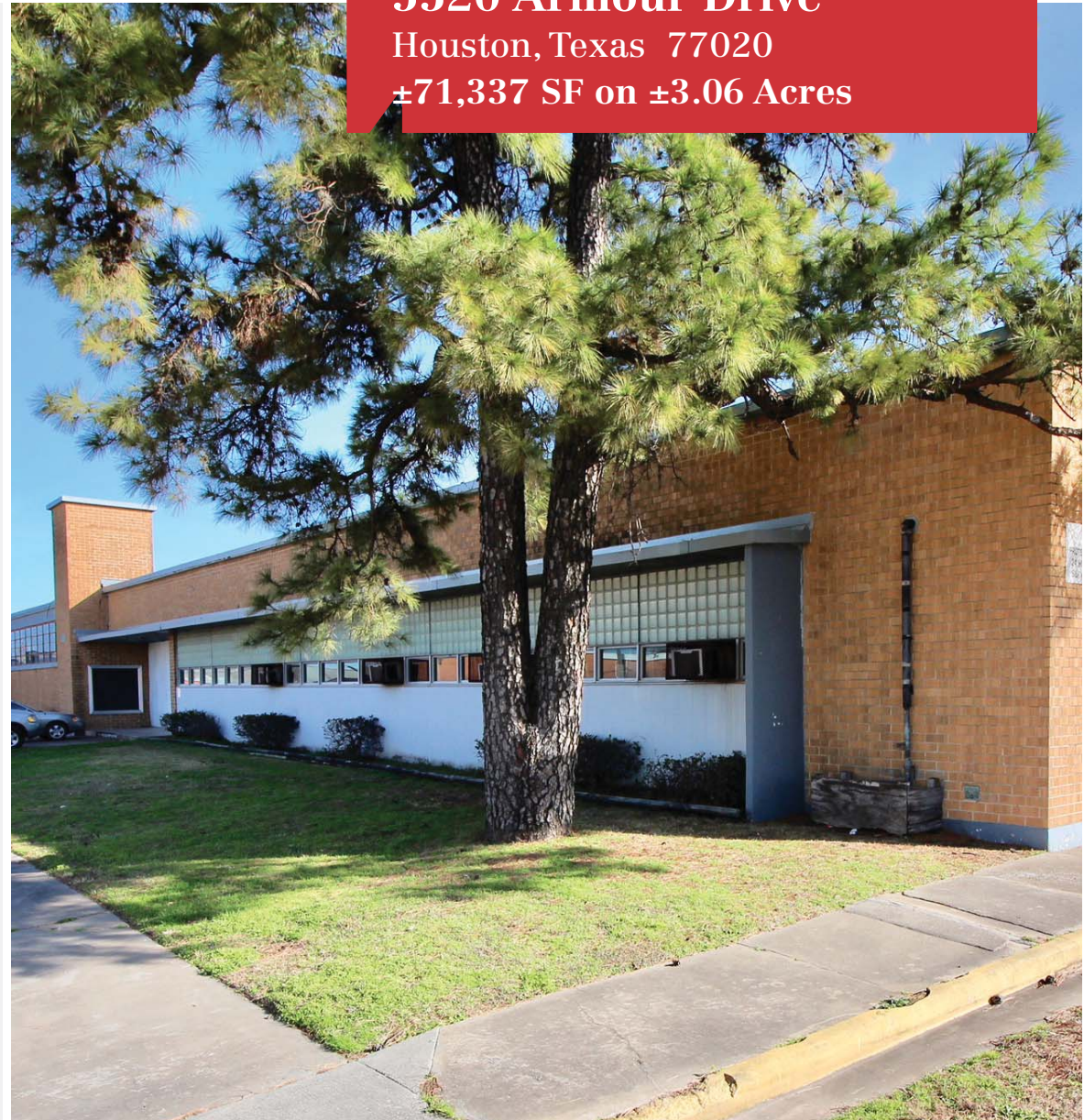
### Sale Price:

- **\$2,600,000 or \$36.19 PSF**

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