

# For Sale

## Hobby Airport Warehouses

8301 Braniff Avenue, Houston, TX 77061

±45,034 SF Industrial Warehouses



**SALE PRICE: \$2,000,000**

**PRICE/SF: \$44.41**

**TOTAL SQ/FT: 45,034 SF**

### INVESTMENT HIGHLIGHTS

- Below replacement cost
- 61% Occupied
- 80% of in-place rents are below market
- Opportunity to create significant value over the short term through additional lease up and increase of rents

- Year Built: 1965 Renov 2013
- Land Size: 1.92 Acres
- Property Type: Industrial multi-tenant
- Did not flood during Hurricane Harvey
- Approximately \$1M in Upgrades

### OWNER USER OPPORTUNITIES

- Cost of owning is subsidized by existing tenants
- 11,421 sf available in a stand alone building
- 1,500 sf office
- (3) 12 X 14 ft bay doors
- 16 ft – 20 ft eave heights
- Three-Phase power, 660 amps

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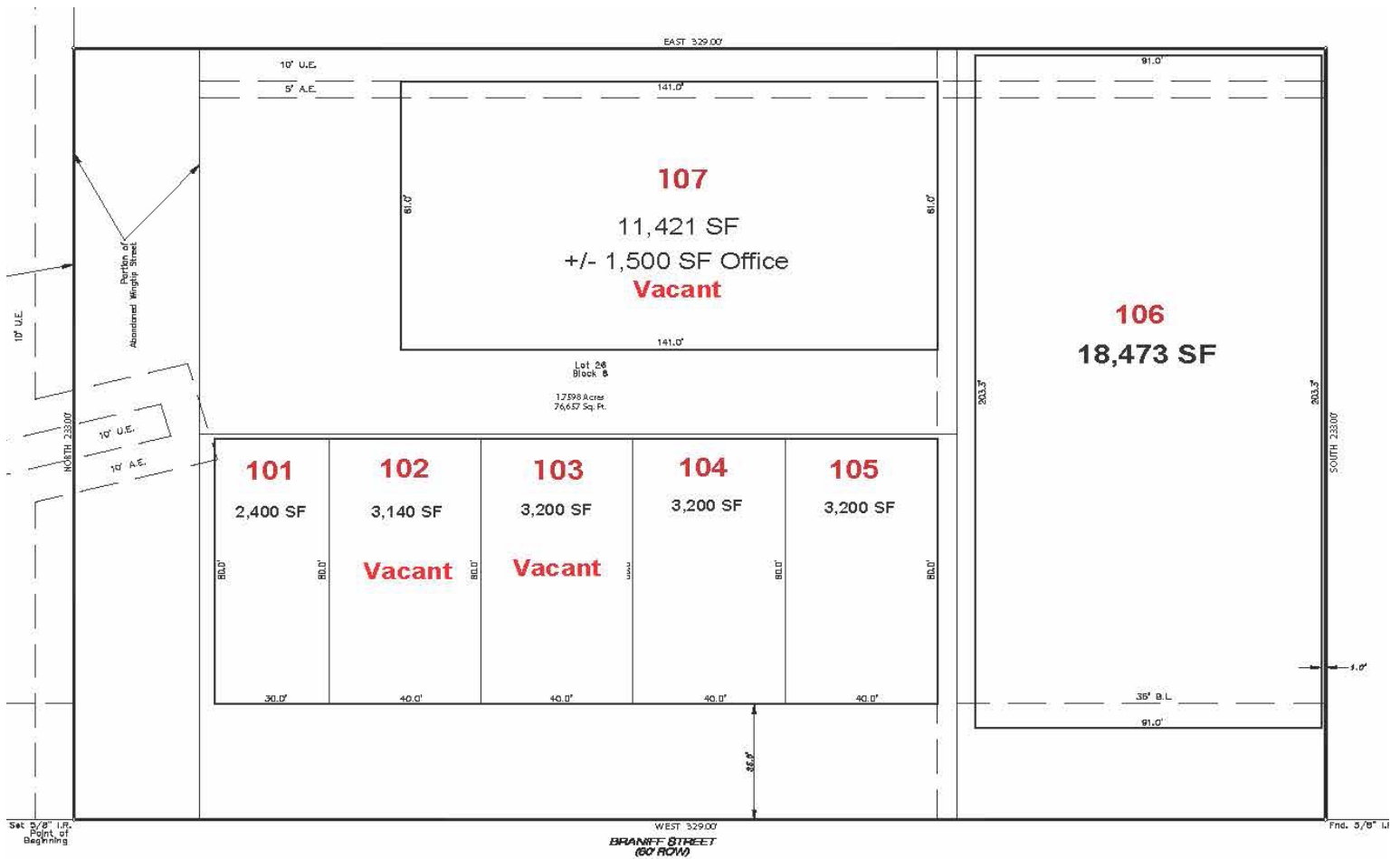
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