

Cushman & Wakefield of Texas, Inc. is pleased to offer for sale this well-located industrial property just west of West Beltway 8.

The complex is comprised of four buildings totaling approximately 111,530 sq. ft. of warehouse and office space on approximately eight acres of land. Included is the Delta test rig which offers a controlled environment for testing a safe environment for training.

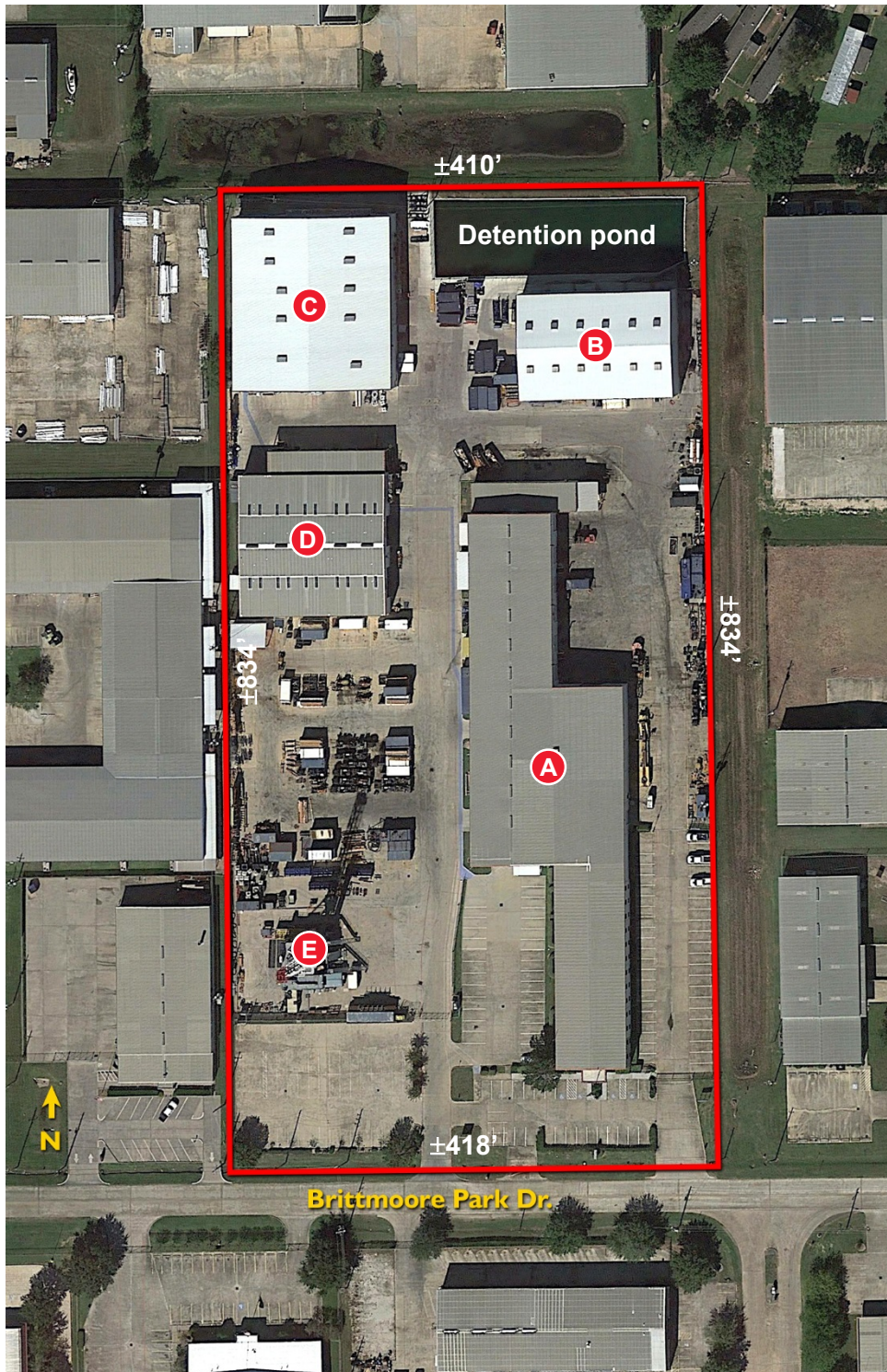
For more information, contact:

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Cushman & Wakefield
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Buildings A – D: Detailed drawings available

- A** • Shop Space = 31,950 SF
• Office Space = 25,100 SF
• Total Building Size = 57,050 SF
• Cranes: One 17.5-ton
Three 10-ton
One 15-ton
One 5-ton
- B** • Total Warehouse Space = 12,880 SF
- C** • Total Warehouse Space = 21,750 SF including ±10,000 SF of 2-story office
- D** • Warehouse Space = 16,250 SF
• Including Office Space = 3,600 SF
• Cranes: Four 5-ton
- E** • Delta Test Rig Specifications

Vertical Depth	1,700'
Mast	115' workable
Substructure	20' Box on Box style
Static Hook Load	100,000
Drawworks	350 HP, AC motor with VFD
Rotary Table	Nov: 37.5 Not Powered
Pump	Cont/Emsco F650, 3000 psig
Control Room	Air-conditioned observation room
Wellhead specifications	13 5/8 in. & 5000 psig
Top Drive System	500 ESI 1000 HP
Tank	150 barrel, approx. 300 Barrel System
Hole	13 3/8 in. surface casing 10 3/4 in. (or smaller)

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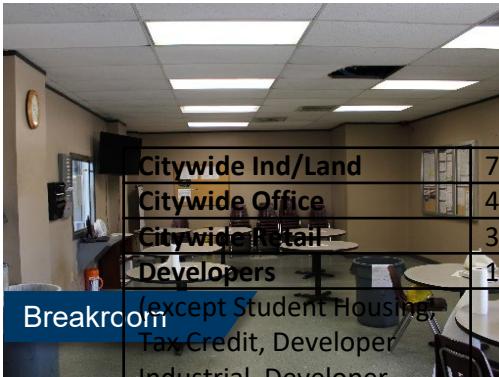
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Building A - ±57,050 SF



Citywide Ind/Land	723
Citywide Office	497
Citywide Retail	352
Developers	1135
Breakroom (except Student Housing, Tax Credit, Developer Industrial, Developer Industrial Small, Developer Industrial Small, Developer National Industrial)	



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Building B – ±12,880 SF

Test Rig



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Building C - ±21,750 SF



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Building D - ±16,250 SF



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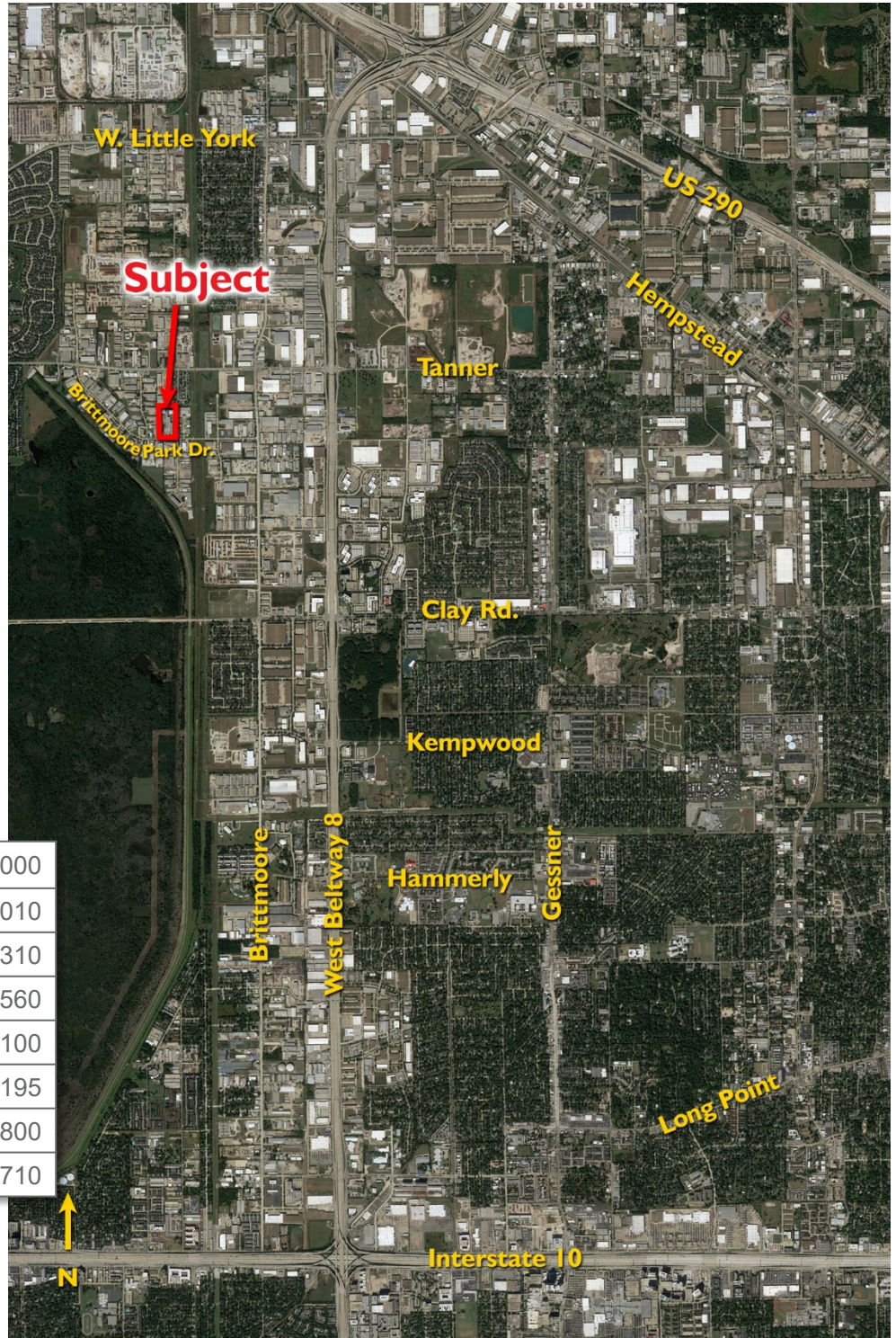
- The property is located in Houston's Northwest Sector of the city and is just west of West Beltway 8
- The site offers good access to major thoroughfares:
 - West Beltway 8 – less than 1 mile east
 - Interstate 10 (Katy Freeway) – approximately 5 miles south
 - US 290 – less than 3 miles north
- Key Map: 449B

HCAD # 1164690000029

Tax Rates:

CYPRESS-FAIRBANKS	1.440000
HARRIS COUNTY	0.418010
HARRIS CO FLOOD CNTRL	0.028310
PORT OF HOUSTON AUTHY	0.012560
HARRIS CO HOSP DIST	0.171100
HARRIS CO EDU DEPT	0.005195
LONE STAR COLLEGE SYS	0.107800
HC EMERGENCY SRV DIST 9	0.052710

PRICED AGGRESSIVELY FOR QUICK SALE: \$9,500,000.00



For Confidentiality Agreement & Website access contact: Connie Lewis at connie.lewis@cushwake.com or call (713) 963-2875

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