



# For Sale or Lease

## 7441 East Orem

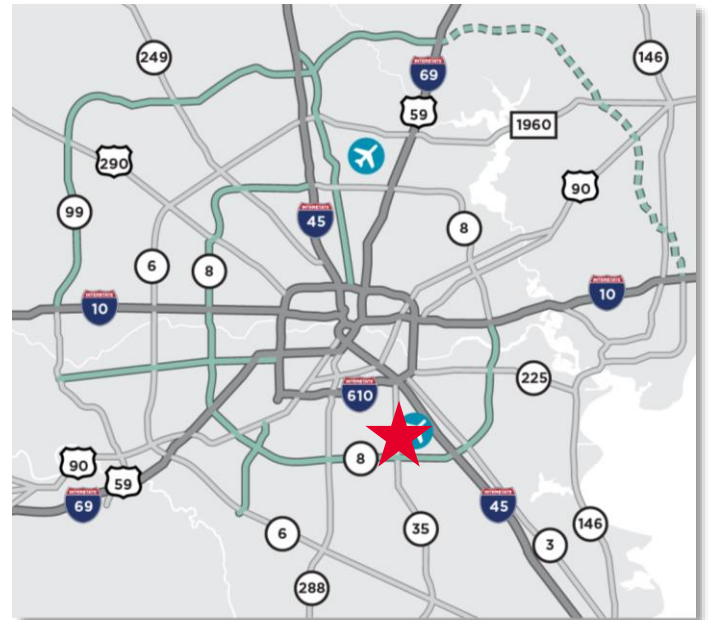
Houston, TX 77075

80,625 SF Building on ±9.46 AC



## Property Details

- 80,625 SF Building
  - 7,125 office
  - 73,500 warehouse
- ±9.46 acres, sited for expansion
- 28' eave
- Four (4) 16' X 20" overhead doors, grade-level
- 5 overhead cranes, built for 10 total
  - Four (4) -10 ton, One (1) - 15 ton
- 4000 A, 480 volt electric service
- 100% sprinklered & air conditioned
- Built in 2009
- Located in the Hobby Business Park
- Three miles to Hobby Airport
- **Lease: \$0.80/SF NNN**
- **Sales Price: \$8,900,000**



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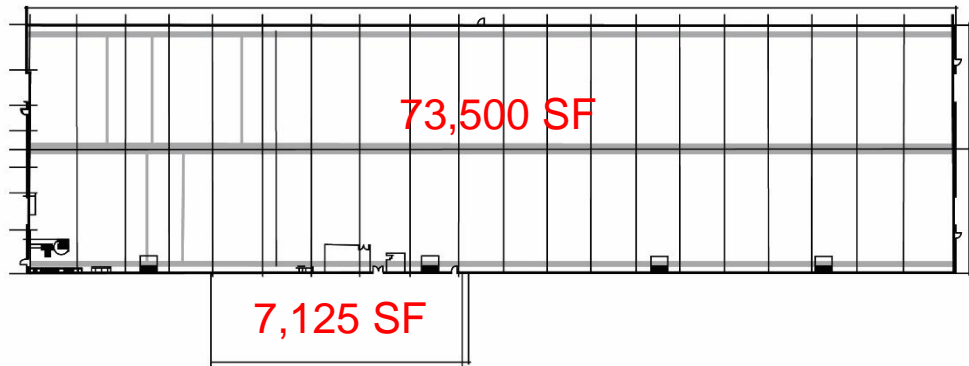
**CUSHMAN & WAKEFIELD, INC.**  
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