



Yuan Tai Furniture Distribution

9500 W Sam Houston Pky S, Houston, TX 77099



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Yuan Tai Furniture Distribution

Rent Not Disclosed

Whole building 327,432 sq ft., includes 34,496 sq ft office-showroom (High-end finished) and 292,936 sq ft warehouse with mezzanine . 3 phase, all-sprinklered, 30 ft high ceiling, 12 semi-docks, 1 ramp, 33 dock-high, 2 gates, Beltway 8 frontage, Extra 4.52 acres also For Lease. Easy access to Hwy 59, Beltway 8, Westpark Tollway and I-10.

- Easy access to Hwy 59/beltway 8
- 30 ft high ceiling, all sprinklered

Rental Rate:	Rent Not Disclosed
Property Type:	Industrial
Property Sub-type:	Warehouse
Rentable Building Area:	308,173 SF
Year Built:	2005
Cross Streets:	Bissonnet
Rental Rate Mo:	Negotiable



1st Floor Ste A

Space Available	91,711 SF
Rental Rate	Not Disclosed
Date Available	June 01, 2018
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Suite A-- Office/Showroom 11,374 sq ft. Warehouse 71,021 sq ft, Mezzanine 9,316 sq ft. Total 91,711 sq ft., 3 phase, all-sprinklered, This building has 12 semi-docks, 1 ramp, 33 dock-highs. Plenty of parking. Beltway 8 Frontage. Extra 4.522 Acre also can be leased, facing Bissonnet.

1

1st Floor Ste B

Space Available	97,401 SF
Rental Rate	Not Disclosed
Date Available	June 01, 2018
Service Type	Negotiable
Office Size	23,122 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Suite B-- office/showroom 23,122 sq ft. warehouse 64,279 sq ft. total 97,401 sq ft. 3 phase, sprinklered. Nice tiled floors. Move-in condition.

2

1st Floor Ste C

Space Available	69,160 SF
Rental Rate	Not Disclosed
Date Available	June 01, 2018
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Suite C is 69,160 sq ft. warehouse, 30 ft high ceiling, office and restroom will be built-to-suit. Lease terms negotiable.

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950 W Sam Houston Pky S, Houston, TX 77099

Property Photos



IMG_3722



IMG_3723

Property Photos

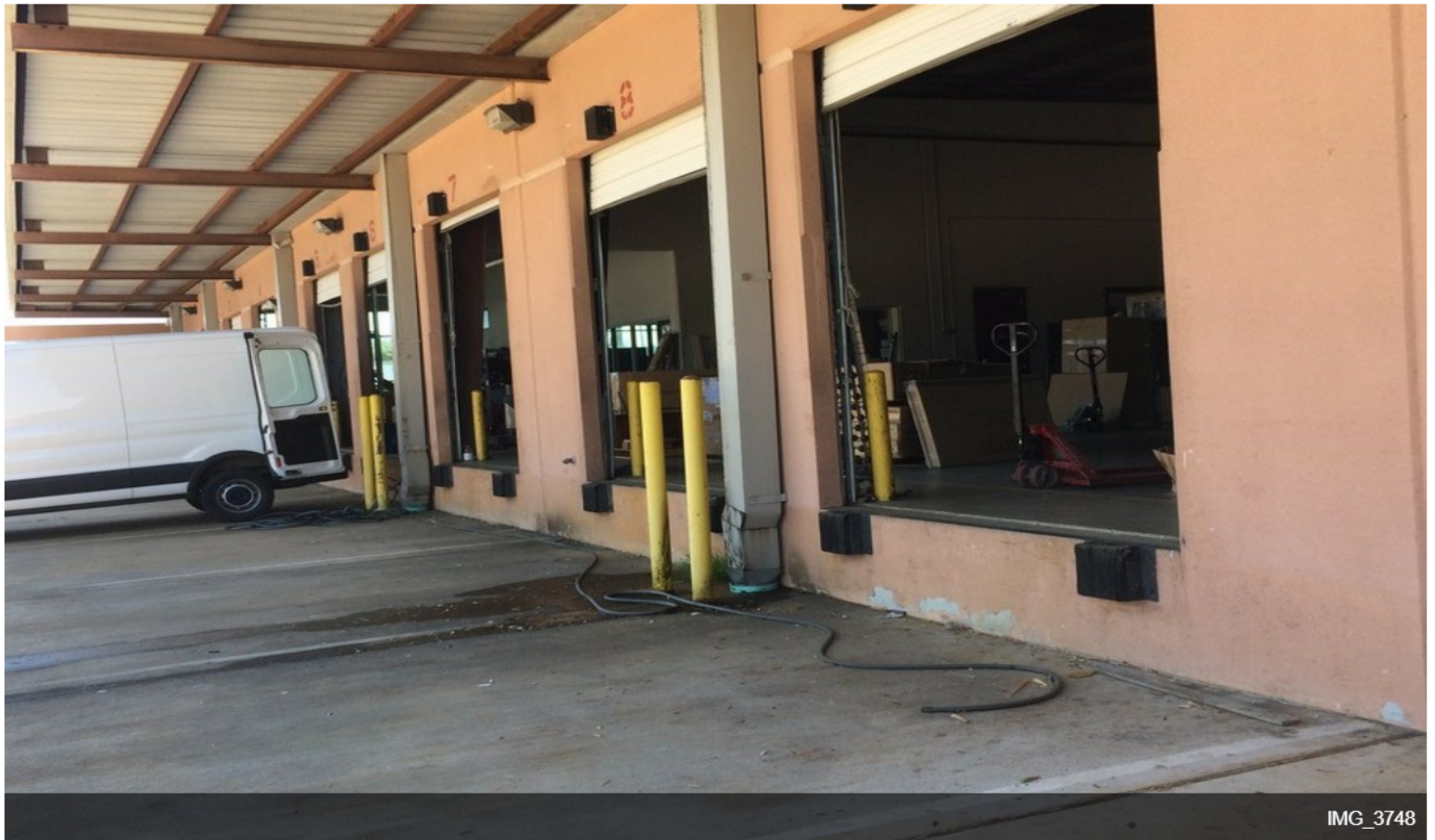


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Property Photos



Property Photos

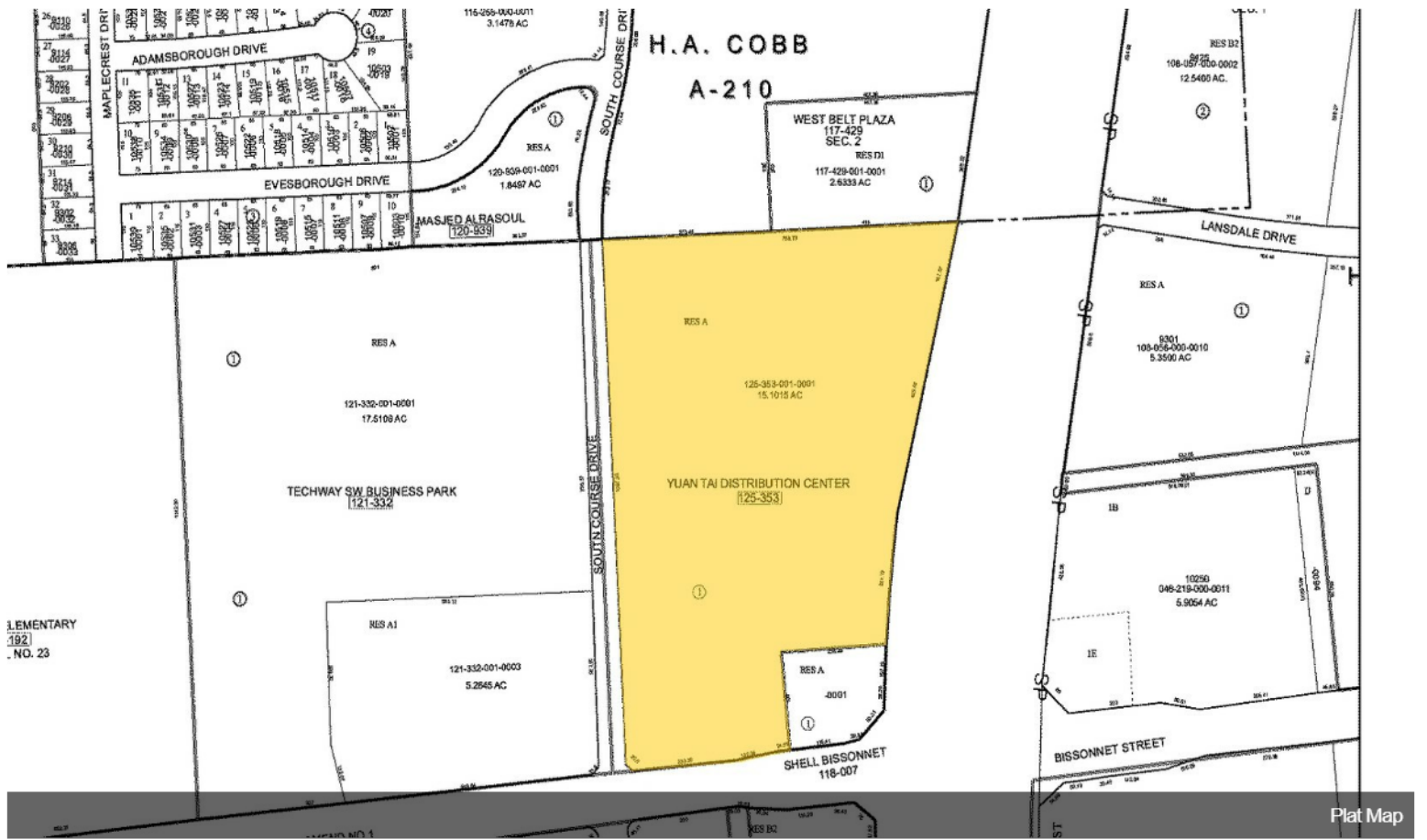


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IMG_3758

Property Photos

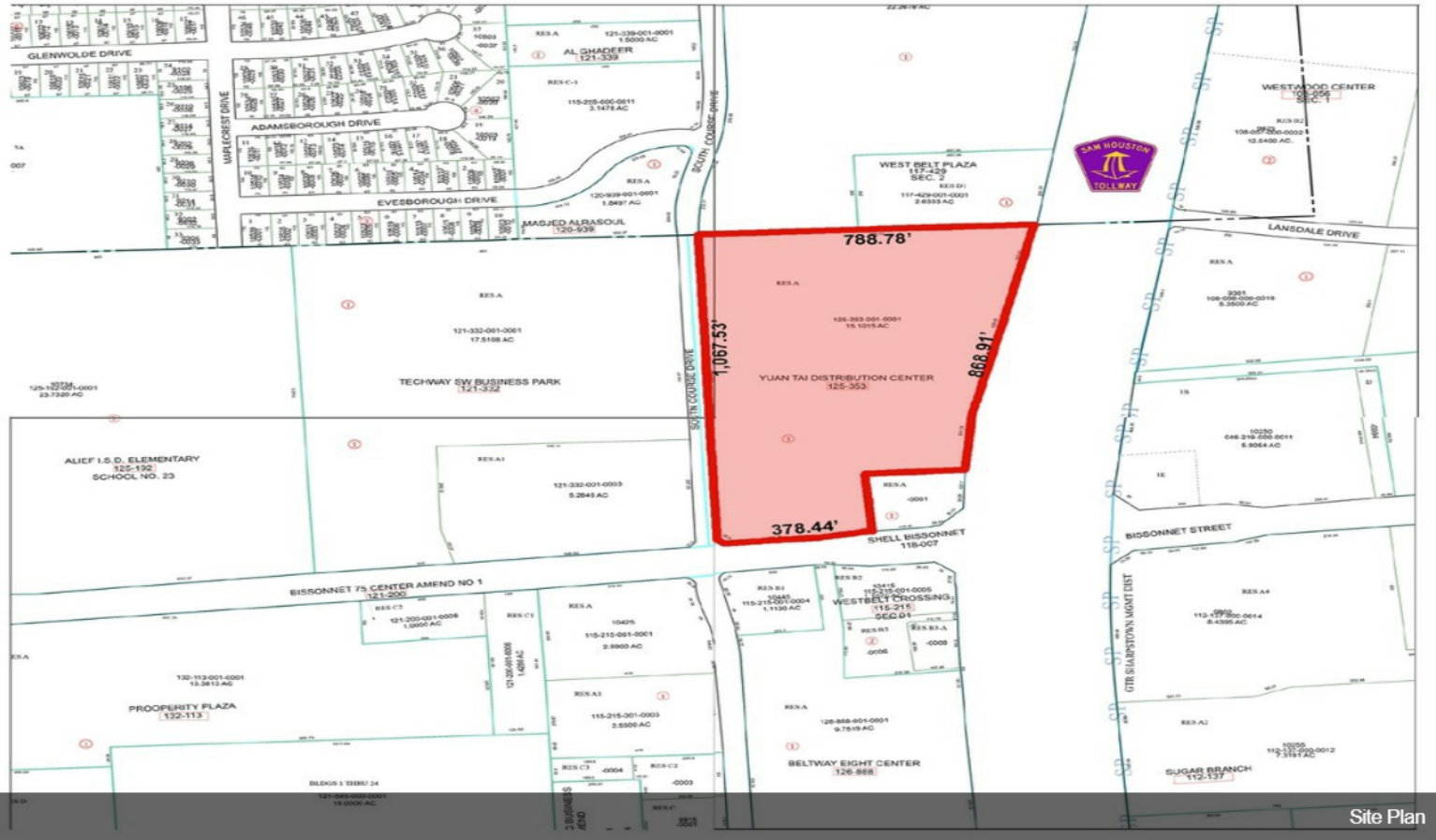


Plat Map



Building Photo

Property Photos



Site Plan



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo