

# For Sale

## Kemah Business Park

1001 Sue Drive, Kemah, TX 77565

±23,000 SF Industrial Business Park

**NAI**Partners

HOUSTON | AUSTIN | SAN ANTONIO



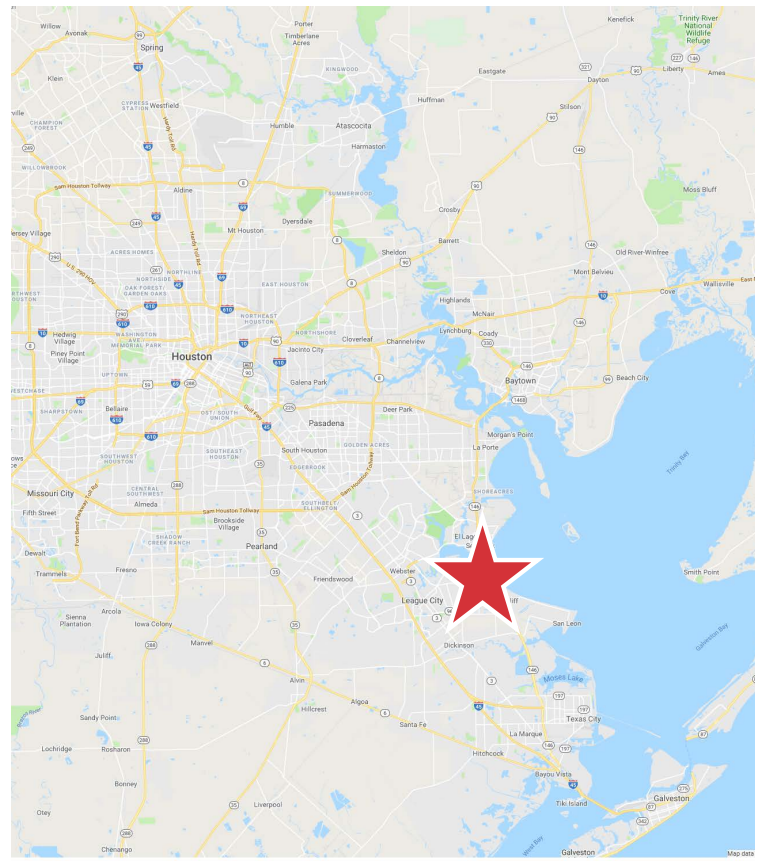
### INVESTMENT SUMMARY

- Price: \$2,450,000
- Price/SF: \$106.52
- Net Rentable Area: 23,000 SF
- Cap Rate: 9.01%
- Land Size: 1.73 Acres
- 100% Leased

Kemah Business Park (“KBP”) is a 23,000 square foot multi tenant industrial park located at 1001 Sue Dr. Kemah, TX 77565. KBP was built in 2014 and is 100% leased. Spaces range between 1,375 sf and 1,500 sf in three buildings. Located 20 miles south of downtown Houston in the affluent city of Kemah, KBP caters to local business owners and businesses serving the area’s residents.

Conveniently located on a 75,466 square foot corner lot, KBP allows easy access for tenants and customers through multiple access points; and is strategically situated less than ¼ mile from FM 518 and less than 3 miles from Highway 146.

Offered at \$2,450,000, KBP provides an investor with an above average return on an exceptionally constructed warehouse complex. On current income, KBP provides an investor an unleveraged return of 9.01%.



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