



1202 HARRIS

1202 HARRIS, Houston, TX 77020

BUD TIBBS

Brazos ML

515 Miro Court, Spring, TX 77388

budtibbs@gmail.com

(713) 298-8159

License: 284929

1202 HARRIS

Negotiable

RAIL SERVED DISTRIBUTION WAREHOUSE
APPROX. 18 DOCK HIGH DOORS TWO RAMPS.
HEAVY POWER 480 3 PHASE 400 AMPS. 22 FT
CLEAR HEIGHT



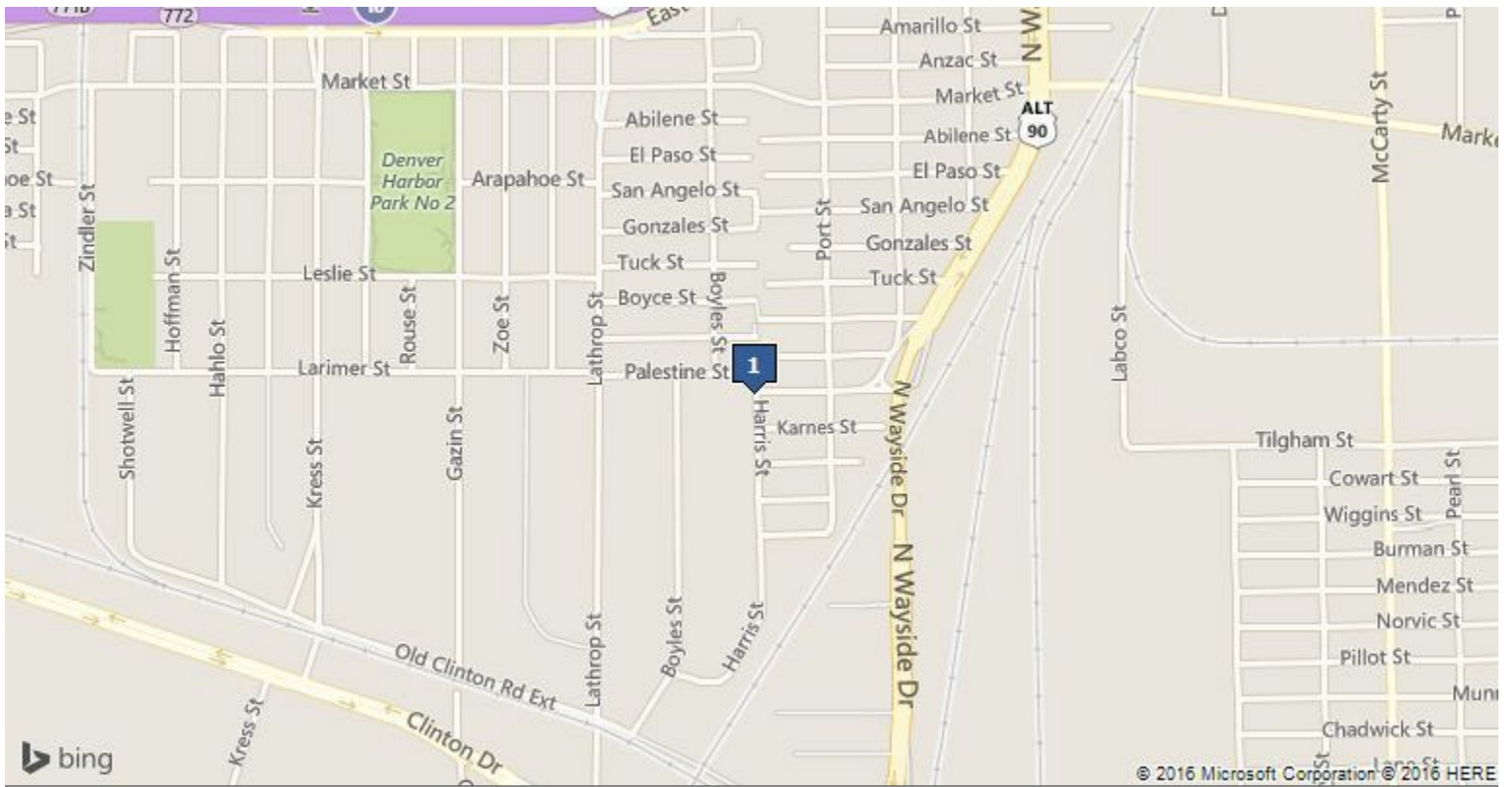
OFFICE AREA

Total Space Available:	84,405 SF
Rental Rate:	Negotiable
Property Type:	Industrial
Property Sub-type:	Distribution Warehouse
Building Size:	104,000 SF
Lot Size:	6.25 AC



Space 1

Space Available	84,405 SF
Rental Rate	Negotiable
Space / Lot Type	Distribution Warehouse
Lease Type	Industrial Gross
Sublease	Yes. Sublease expires Feb 2018
Date Available	Apr 2016
Lease Term	24 Months
No. Parking Spaces	25
Office SF	3200 SF
No. Dock-High Doors/Loading	18
No. Drive In / Grade-Level Doors	2
Clear Ceiling Height	22 ft.
Pct. Procurement Fee	6.00%

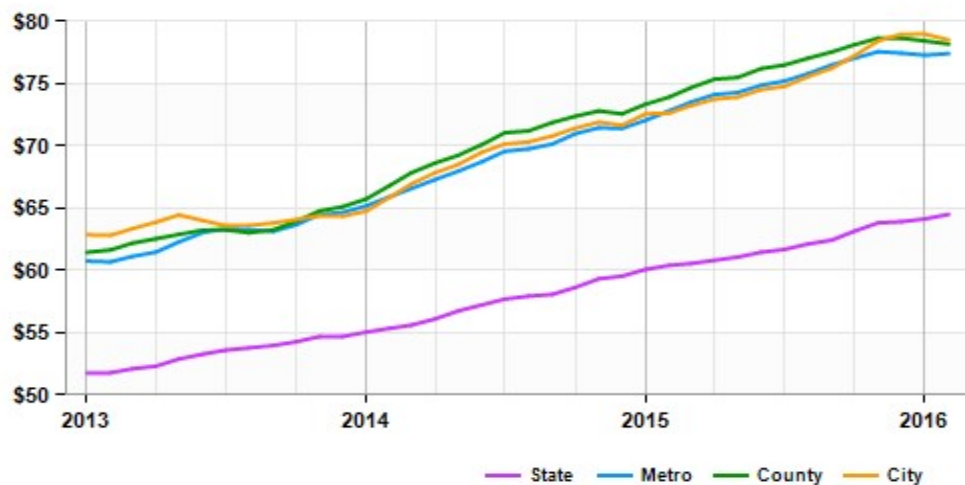


1202 HARRIS, Houston, TX 77020

LOCATED IN EAST HOUSTON CORRIDOR GOOD ACCESS TO I 10, SOUTH OF I10 AND NORTH OF CLINTON, CLOSE TO THE PORT OF HOUSTON

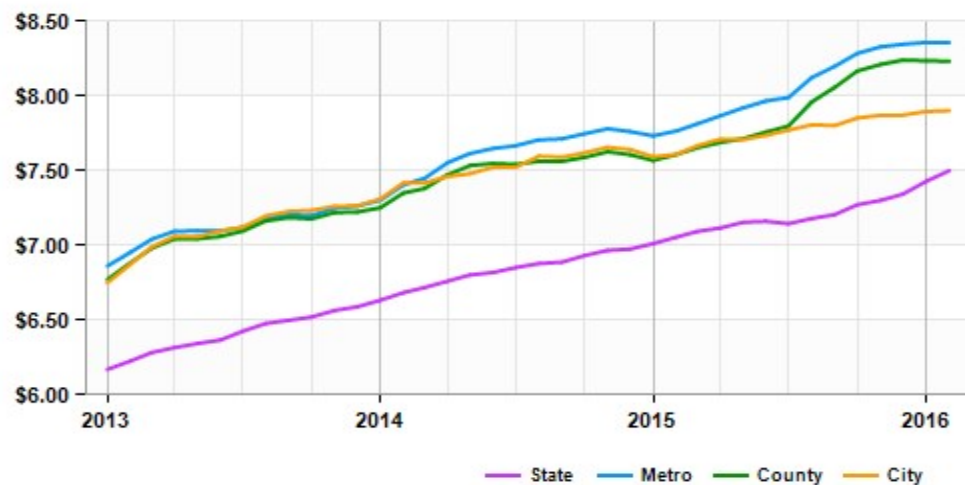
Market Trends

Asking Prices Industrial for Sale Houston, TX (\$/SF)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$65	+1.1%	+6.8%
Metro	\$77	-0.2%	+6.3%
City	\$79	+0.1%	+8.1%
County	\$78	-0.6%	+5.8%

Asking Rent Industrial for Lease Houston, TX (\$/SF/Year)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$7.50	+2.7%	+6.3%
Metro	\$8.36	+0.3%	+7.6%
City	\$7.90	+0.4%	+3.8%
County	\$8.23	+0.3%	+8.2%