

For Sale

W 34th Street Business Park

5999 W 34th Street, Houston, TX 77092

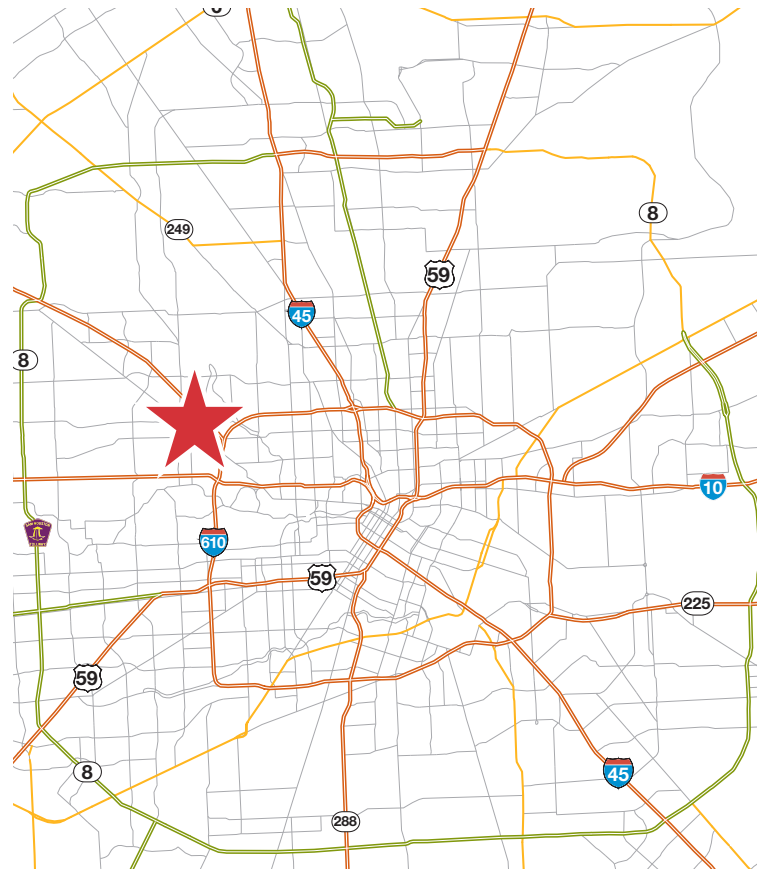


INVESTMENT SUMMARY

- Price: \$1,440,000
- Price/SF: \$63.33
- Net Rentable Area: 22,738 SF
- Cap Rate: 8.02%
- Land Size: 1.20 Acres

W. 34th Street Business Park ("W. 34th") is a 22,738 square foot multi tenant industrial building located at 5999 W. 34th Street, Houston, TX 77092. The property is 100% occupied with NNN leases, and has enjoyed historical high occupancy due to its strategic location in Houston's northwest industrial submarket.

W. 34th is being offered at a 8.02% CAP on current income. At \$1,440,000, W. 34th allows an investor the opportunity to acquire a stabilized asset, in Houston's top industrial submarket, below replacement costs. W. 34th is 0.5 miles from Highway 290 and also enjoys easy access to the 610 Loop and Interstate 10.



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