

FOR SALE
OR LEASE



HOUSTON CBD

OFFICE BUILDING

BUILDING 2

BUILDING 1

CONFIDENTIAL OFFERING SUMMARY

10203 WALLISVILLE ROAD

HOUSTON, TX

201,128 SF | NORTHEAST INDUSTRIAL MARKET | THREE BUILDINGS
USER SALE OPPORTUNITY

OVERVIEW

Cushman & Wakefield is pleased to offer the opportunity to acquire **10203 Wallisville Road** (The “Property”), consisting of two warehouse buildings and one office building totaling 201,128 square feet. The Property is being offered vacant, presenting a rare opportunity to acquire a project of this scale in Houston, TX. 10203 Wallisville Road is located in the Northeast Houston industrial market, a premier infill location near the I-10 / I-610 interchange, less than four miles from the Port of Houston.

OFFERING AT A GLANCE

Address	10203 Wallisville Road Houston, TX 77013
Rentable Area	201,128 square feet
% Leased	0%
Clear Height	24' - 26'
Number of Buildings	Three
Year Built	Warehouse Buildings - 1998/2006; Office Building - 2007
Sprinkler System	Wet Pipe Sprinkler System
Truck Court	132' (Shared)
Crane	Proserv 7.5 ton crane in Building 1
Neighboring Rail Yards	Union Pacific Englewood (3.1 miles) and the Union Pacific Settagast (3.3 miles)



PROPERTY DESCRIPTION

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	Building 1	Building 2	Office Building	Totals/Averages
Rentable Area	102,582 SF	77,838 SF	20,708 SF	201,128 SF
% Leased	0%	0%	0%	0%
Office Finish	± 5%	± 7%	100%	± 16%
Year Built/Renovated	1998/2006	1998/2006	2007	2003
Clear Height	24' - 26'	24' - 26'	N/A - Two Story Office Building	24' - 26'
Building Depth	160'	135'	64'	
Site Area	8.1 Acres - The three buildings are on one tax parcel			8.1 Acres
Truck Court	132' (Shared)	132' (Shared)	N/A	
Loading	Front Load	Front Load	N/A	
Loading Doors				
Dock High	4 Doors	4 Doors	N/A	8 Doors
Grade Level	5 Doors	7 Doors	N/A	12 Doors
Total Loading Doors	9 Doors	11 Doors	N/A	20 Doors
Parking Spaces	130 Parking Spaces - Shared between the three buildings			130 (0.65 : 1,000)
Typical Column Spacing	25W' x 42D'	Clear Span	N/A	
Construction Overview	Metal	Metal	Concrete Tilt Wall and Brick & Block	
Roof Type/Cover	Metal	Metal	TPO roof	
Roof Age	1998	1998	2007	
Roof Warranty	None	None	None	
Warehouse Lighting	Metal halide	Metal halide	N/A	
Crane	Proserv 7.5 ton crane in Building 1	N/A	N/A	
Fire Protection System	Wet pipe sprinkler system	Wet pipe sprinkler system	Wet pipe sprinkler system	



PHOTOGRAPHY | BUILDING 1

10203 WALLISVILLE ROAD OFFERING SUMMARY



PHOTOGRAPHY | BUILDING 2

10203 WALLISVILLE ROAD OFFERING SUMMARY

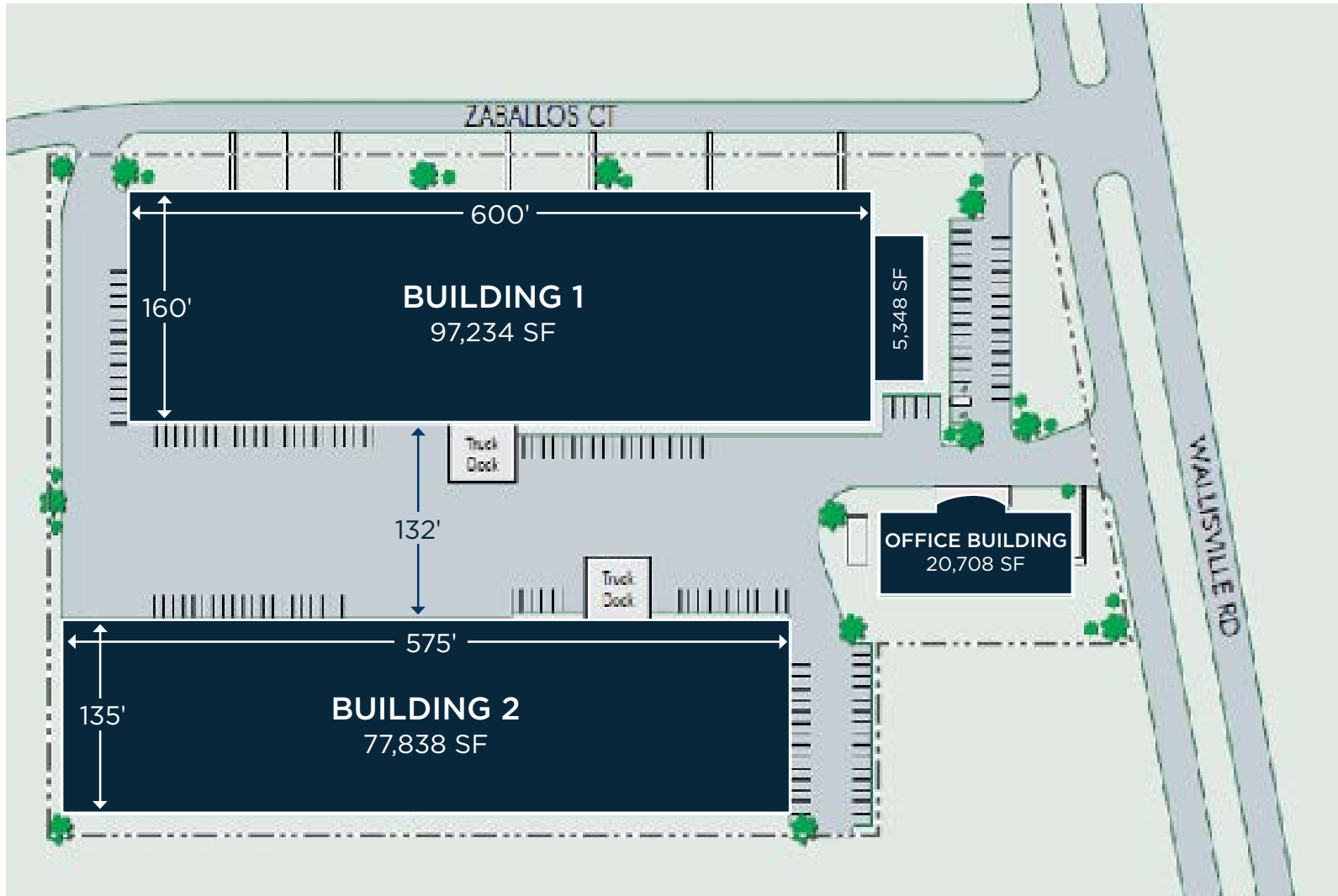


PHOTOGRAPHY | OFFICE BUILDING

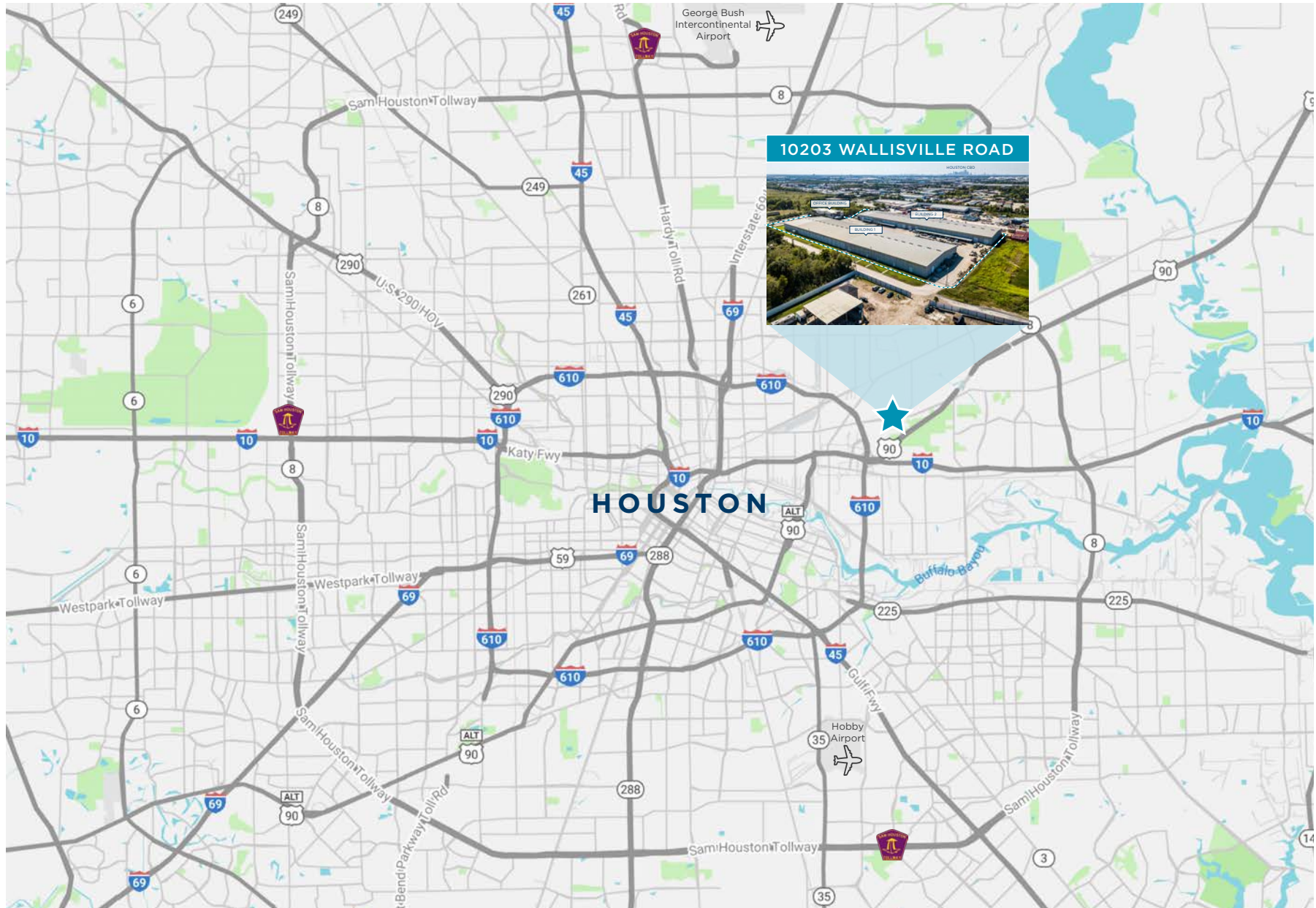
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SITE PLAN



LOCATION MAP





FOR MORE INFORMATION, PLEASE CONTACT:

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