



8300 TELEPHONE ROAD

8300 TELEPHONE ROAD, Houston, TX 77061

BUD TIBBS

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8300 TELEPHONE ROAD

\$6,207,450

TILT WALL CONSTRUCTION, 20 + DOCK DOORS, GRADE LEVEL DOORS AT BOTH NORTH AND SOUTH ENDS, LARGE CONCRETE SLAB AT THE SOUTH END, 600 AMPS 430 3 PHASE POWER, 24' CLEAR HEIGHT, 5000 SQ FT OF NEW OFFICE, TILE FLOORS, ABOVE STANDARD BUILD OUT IN OFFICE AREA, BNSF RAIL SERVED, LARGE PARKING AREAS, ALL OF PROPERTY FENCED IN, NEW ENTRY GATE (POWER)

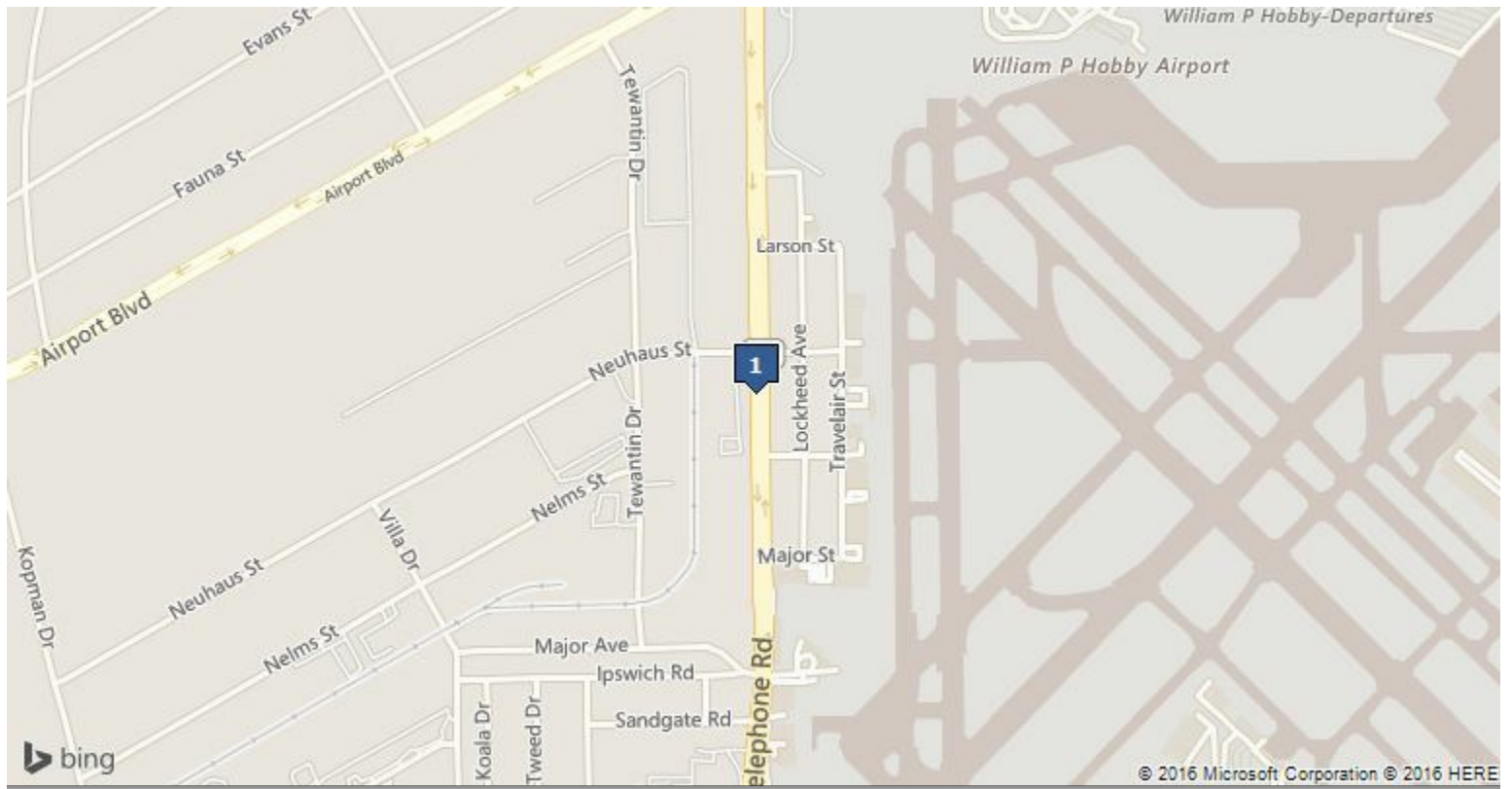


Price:	\$6,207,450
Building Size:	107,025 SF
Price/SF:	\$58
Property Type:	Industrial
Property Sub-type:	Distribution Warehouse
Property Use Type:	Vacant/Owner-User
Commission Split:	2.5%
Clear Ceiling Height:	24 ft.
Lot Size:	6.25 SF

Features:

Fenced Yard, Trailer Parking, Electricity/Power, Rail, Sprinklers





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LOCATED ACROSS FROM THE HOBBY INTERNATIONAL AIRPORT, GREAT ACCESS TO GULF FREEWAY (I45), 610 LOOP, AND SOUTH BELTWAY 8

Property Photos

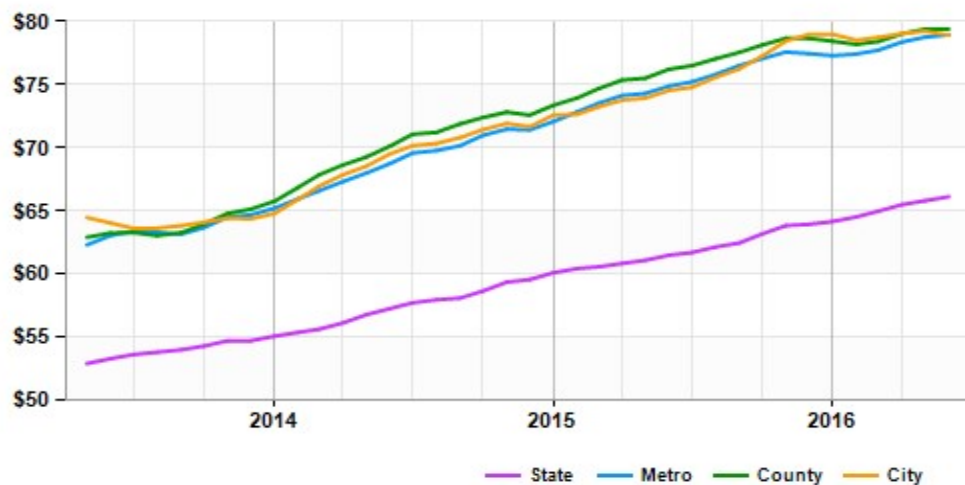


Property Photos



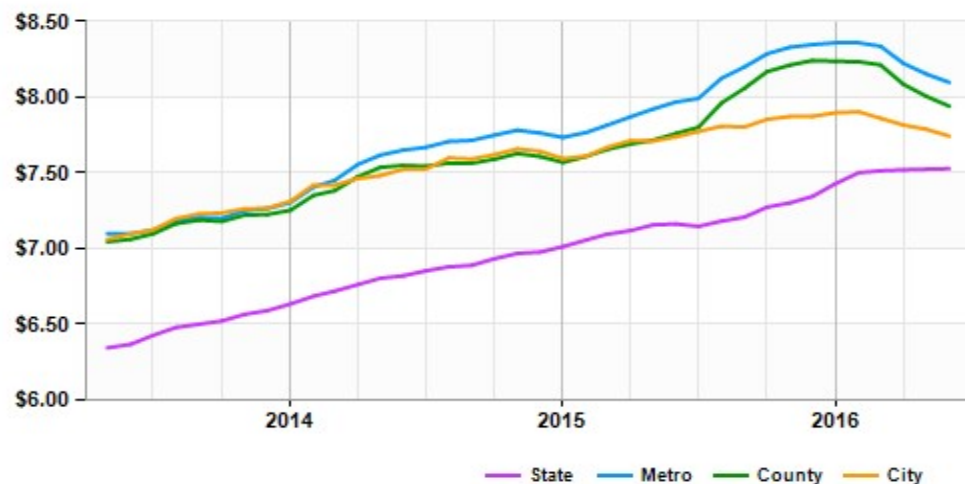
Market Trends

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



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$66	+1.8%	+7.5%
Metro	\$79	+1.6%	+5.4%
City	\$79	+0.2%	+5.9%
County	\$79	+1.2%	+4.2%

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



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$7.53	+0.2%	+5.1%
Metro	\$8.10	-2.9%	+1.6%
City	\$7.74	-1.5%	+0.1%
County	\$7.94	-3.3%	+2.3%