



Oakhollow Business Park

9207 Emmott, Houston, TX 77040

Richard Chen

AEC Investment

6901 Corporate Dr, suite 219, Houston, TX 77036

richentx@hotmail.com

(713) 392-3808

License: 0348302



Side and back door

Oakhollow Business Park

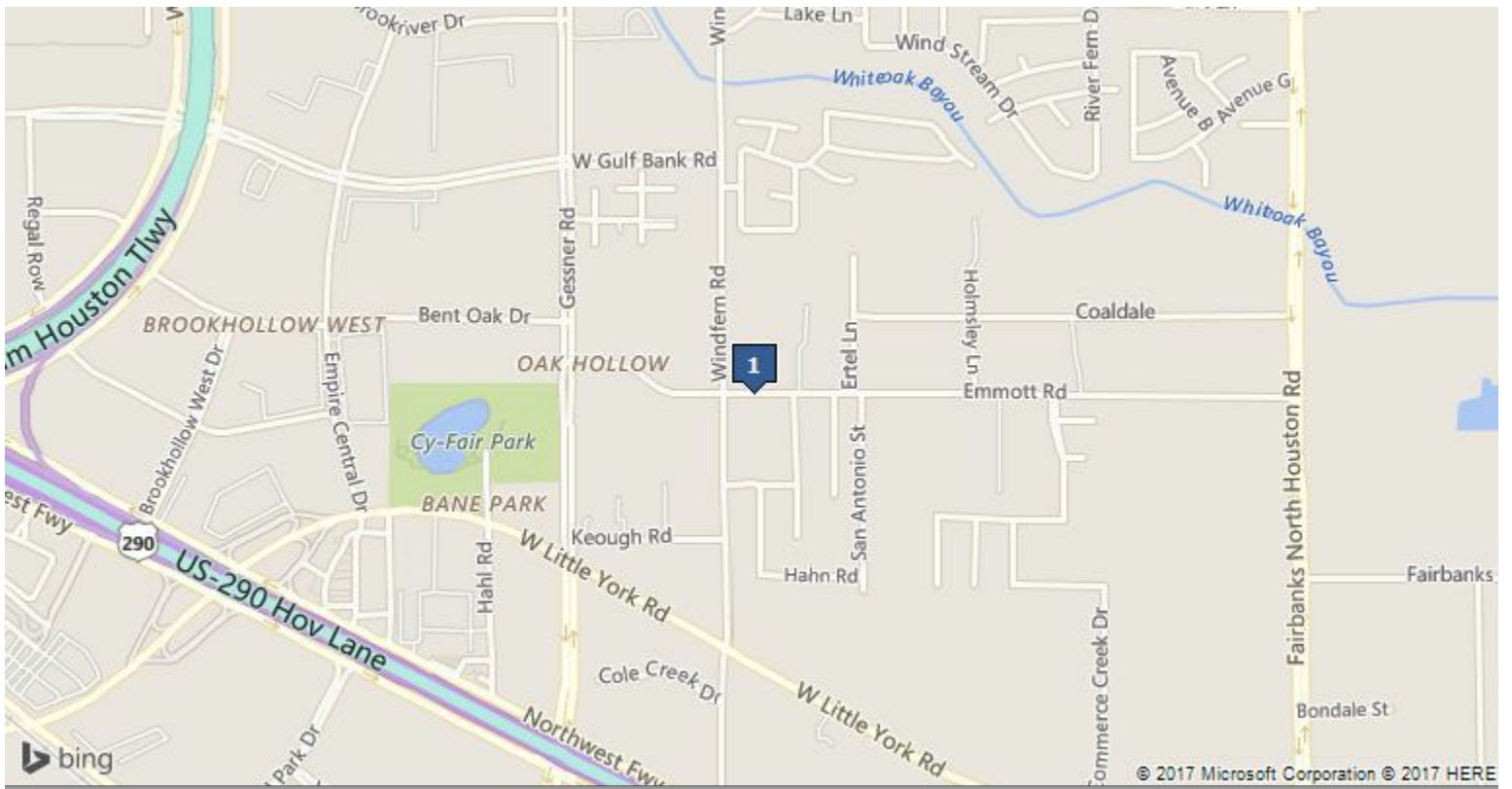
Price Not Disclosed

100% A/C office-warehouse, New carpet, new paint in Suite 105, 40 new suites plus warehouse, wait for new owner. Suite 125 is Former Commercial Kitchen changed to All A/C office-warehouse. Former Floor Drain Space. Existing washable Wall and Floor. Excellent upside potential. Booming NW Houston area..Not inside City of Houston. Good for User/Investor. All fenced with 3 gates. Large side and rear parking -- more than 86 parking spaces lot with 16 gates. Adjunct 8 acres also for sale, \$12 per sq ft.

- 16 Grade level doors
- 45% of the warehouse has new roof in 2014.
- Front, side and back parking with 3 gates
- 100% A/C office-warehouse

Price:	Price Not Disclosed
Building Size:	37,109 SF
Property Type:	Industrial
Property Sub-type:	Flex Space
Property Use Type:	Vacant/Owner-User
Occupancy:	0%
No. Stories:	1
Year Built:	1984
Clear Ceiling Height:	16 ft.
No. Drive In / Grade-Level Doors:	16





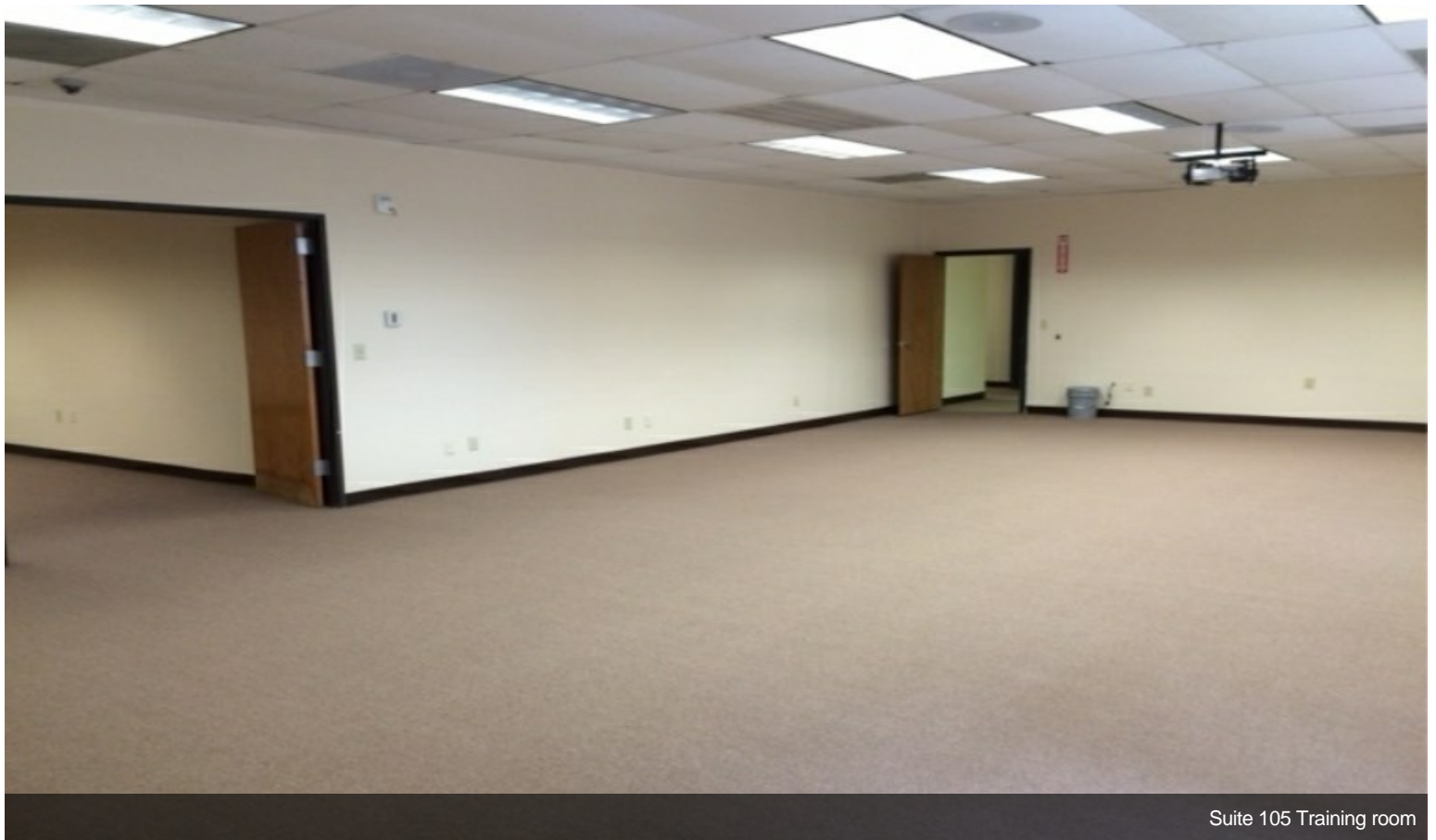
9207 Emmott, Houston, TX 77040

Near Hwy 290/Beltway 8/ Gessner. Excellent access to NW Houston area.

Property Photos



Suite 105 Reception area/New offices

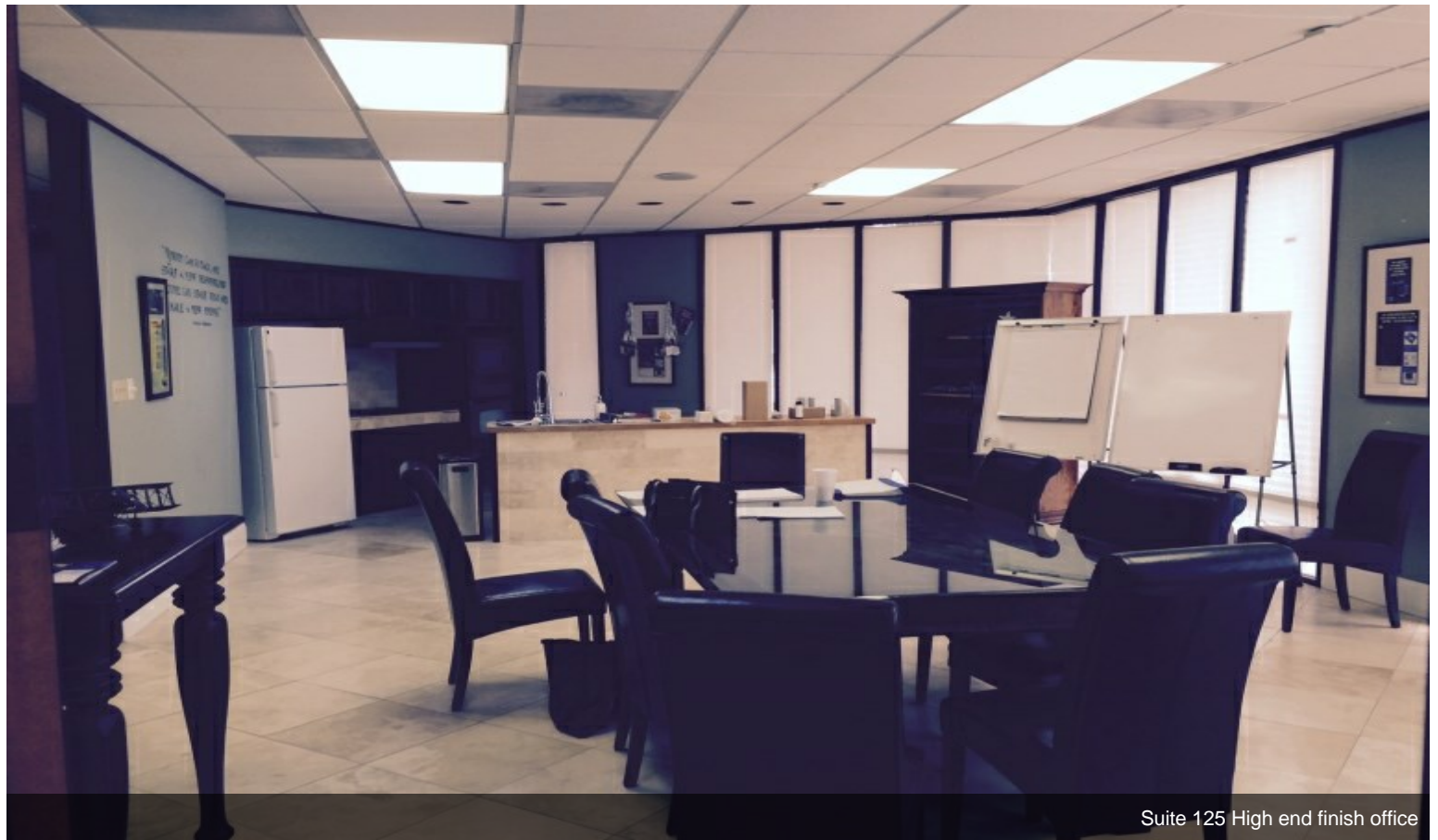


Suite 105 Training room

Property Photos



Back door



Suite 125 High end finish office

Property Photos



Right Side Front

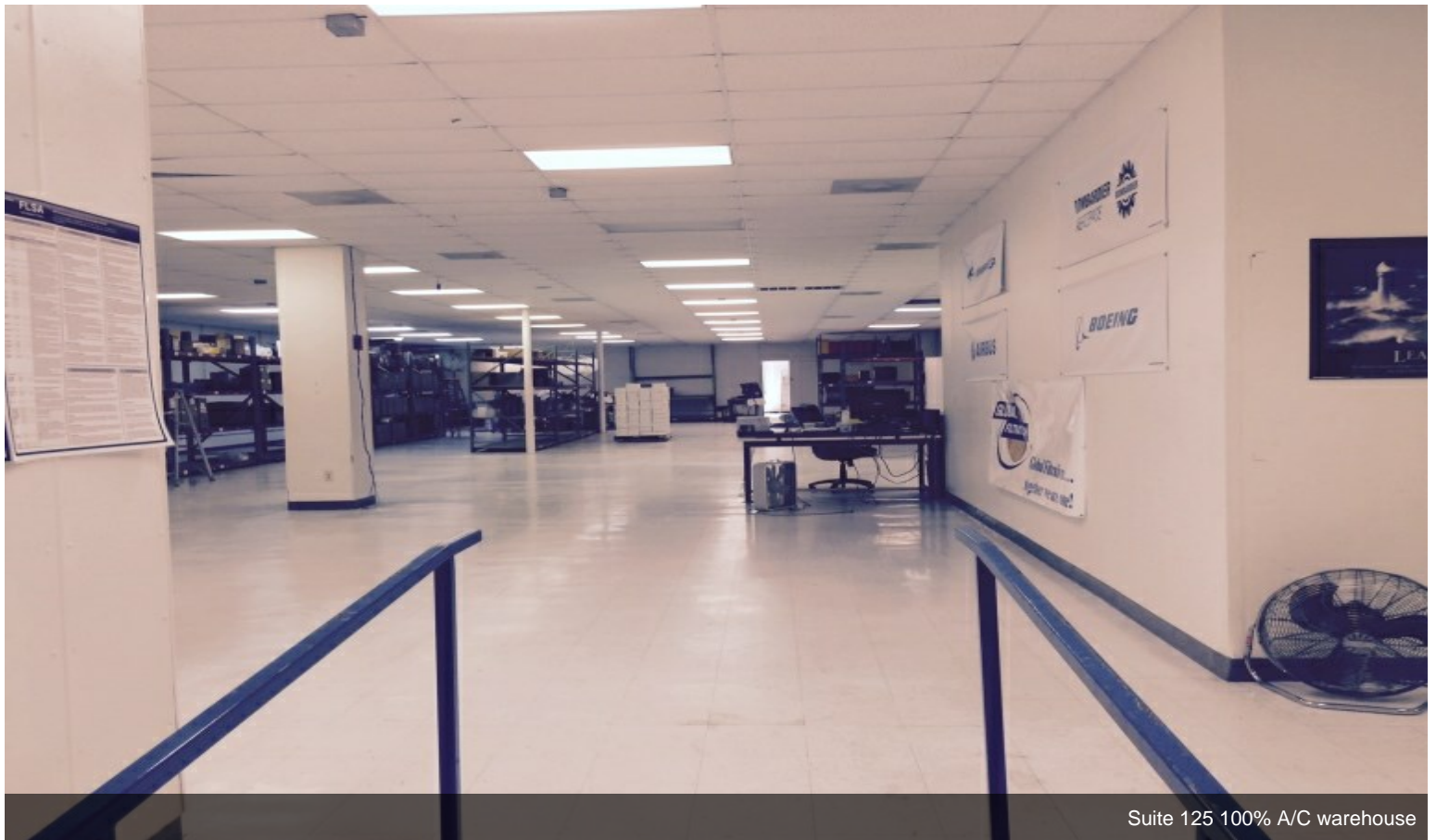


Suite 125 High end finish office

Property Photos

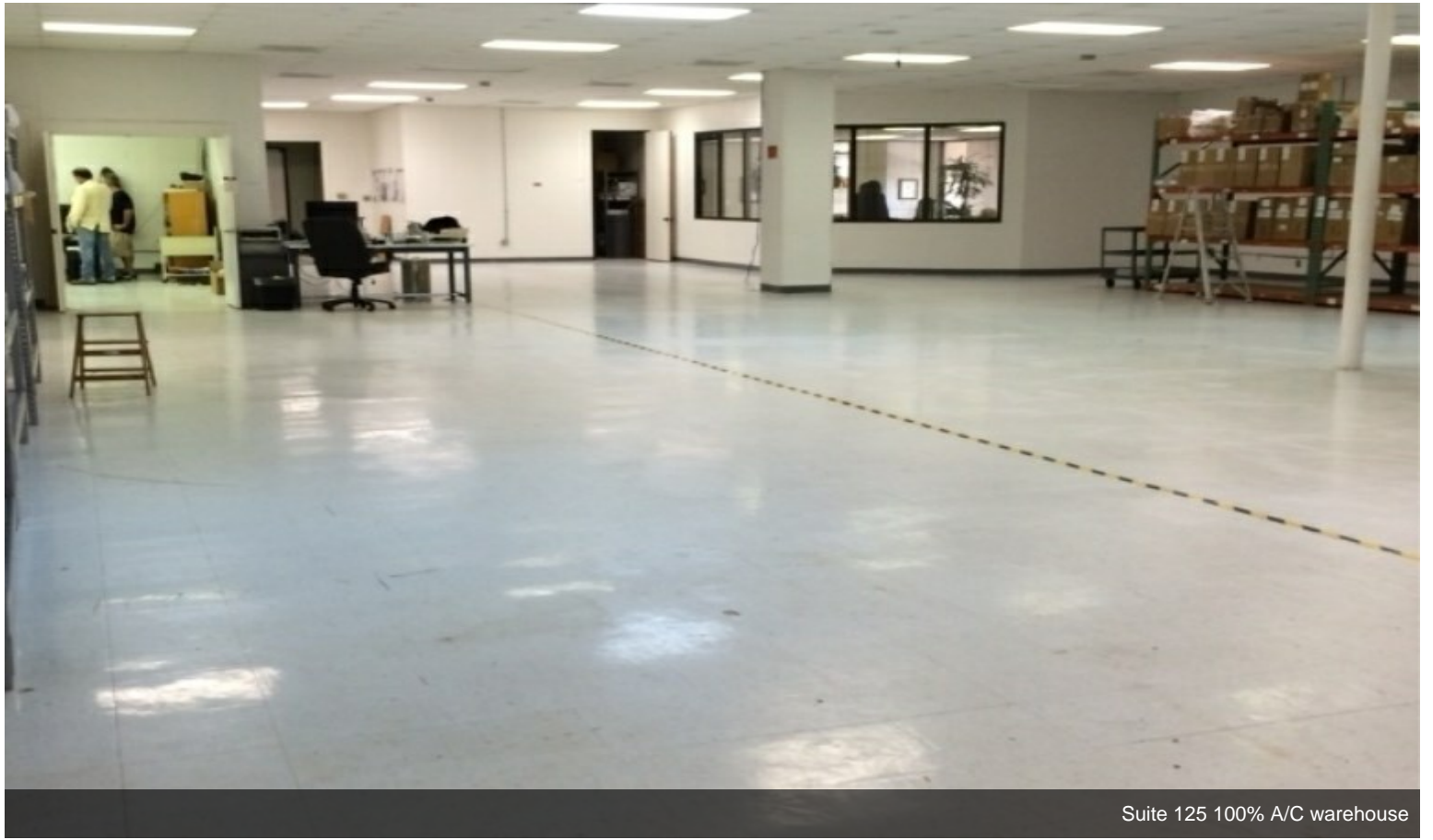


Side Gate



Suite 125 100% A/C warehouse

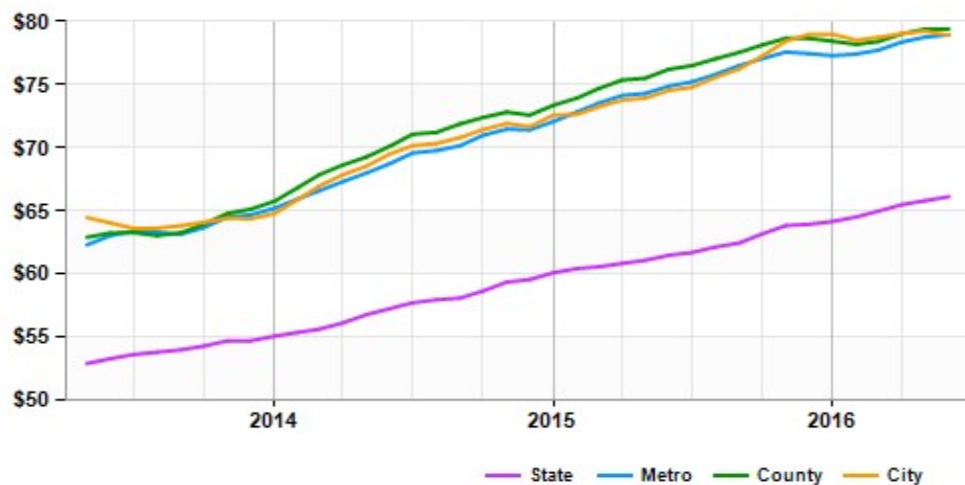
Property Photos



Suite 125 100% A/C warehouse

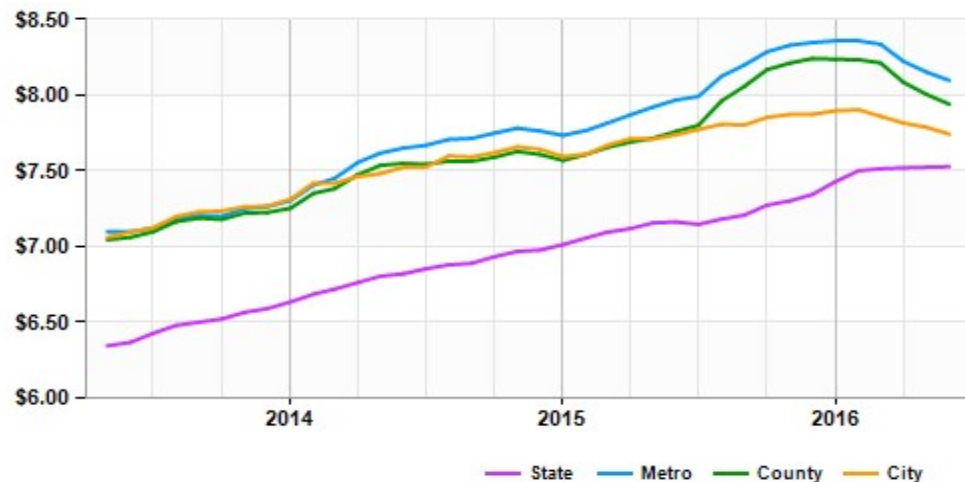
Market Trends

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%