



## **5055 SOUTH LOOP EAST**

5055 SOUTH LOOP EAST, Houston, TX 77033

### **BUD TIBBS**

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# 5055 SOUTH LOOP EAST

\$0.40 /SF/Month

223,000 SQ FT BUILDING ON 8.74 ACRES WITH FREEWAY FRONTAGE. TILTWALL WITH 30+ CLEAR HEIGHT



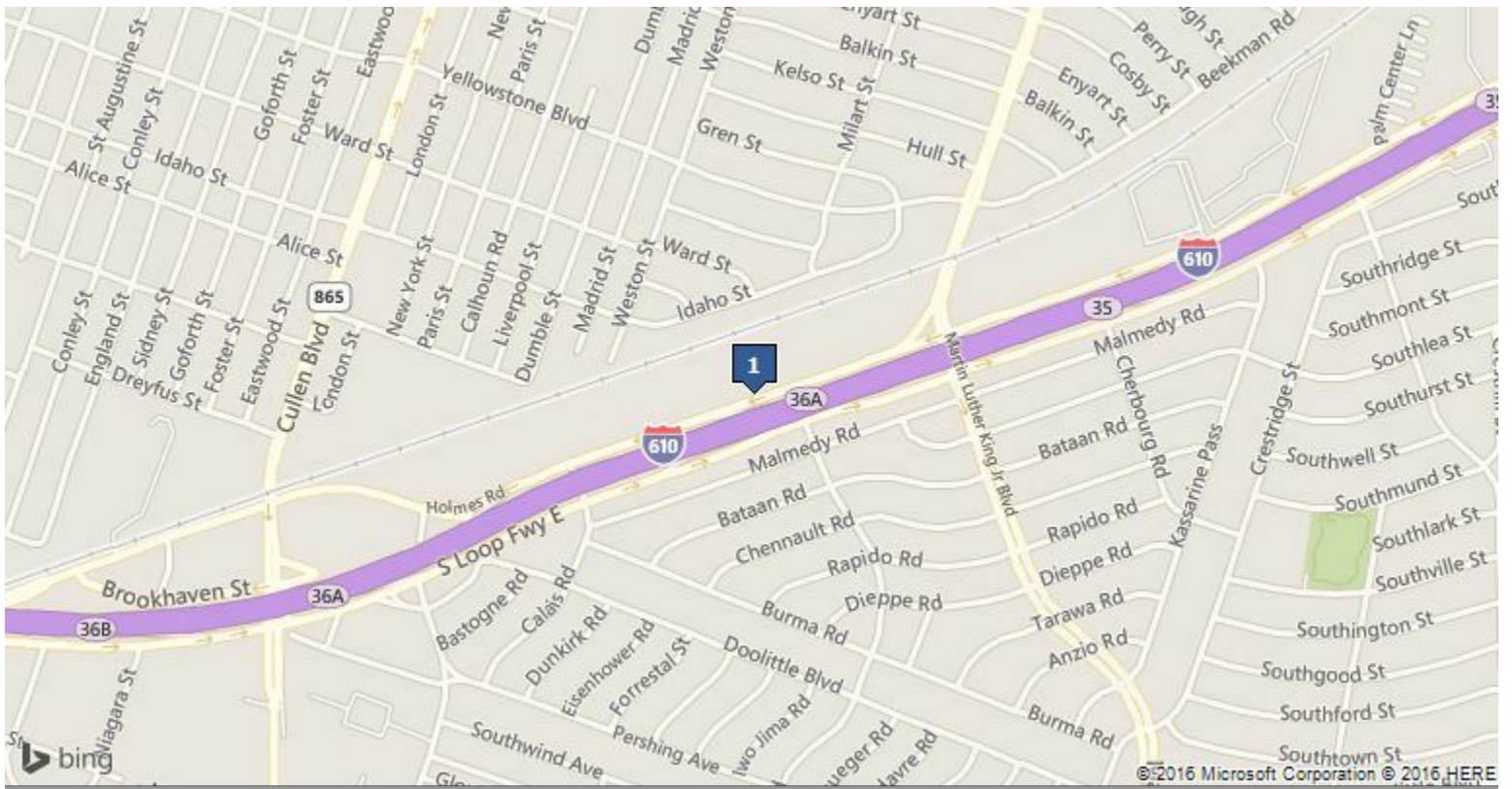
FRONT LOADING AREA

Total Space Available:	90,000 SF
Rental Rate:	\$0.40 /SF/Month
Property Type:	Industrial
Property Sub-type:	Distribution Warehouse
Building Size:	223,000 SF
Lot Size:	8.74 AC



**Space 1**

Space Available	90,000 SF
Rental Rate	\$0.40 /SF/Month
Space / Lot Type	Distribution Warehouse
Lease Type	Industrial Gross
Date Available	Nov 2016



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LOCATED EAST OF HWY 288 WITH GREAT ACCESS TO DOWNTOWN NRG COMPLEX TO THE WEST ,AND 45 GULF FREEWAY TO THE WEST

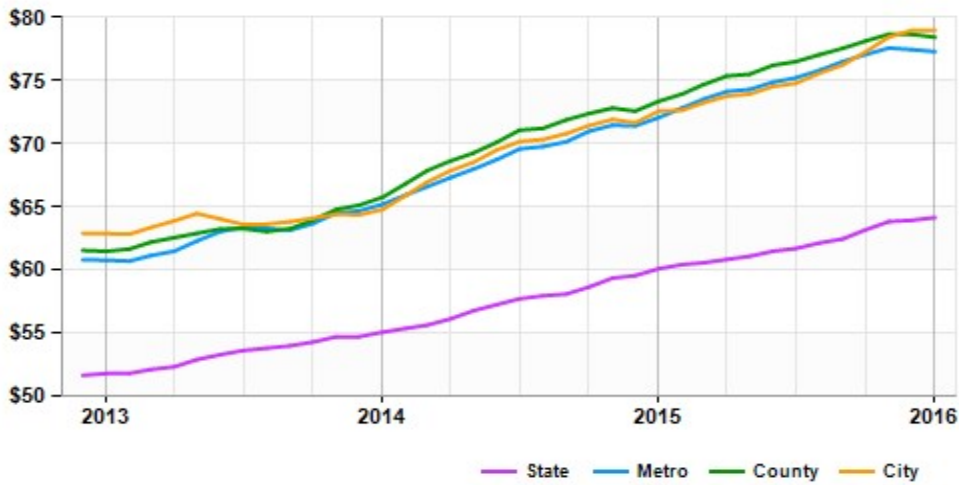
# Property Photos



FRONT DOOR

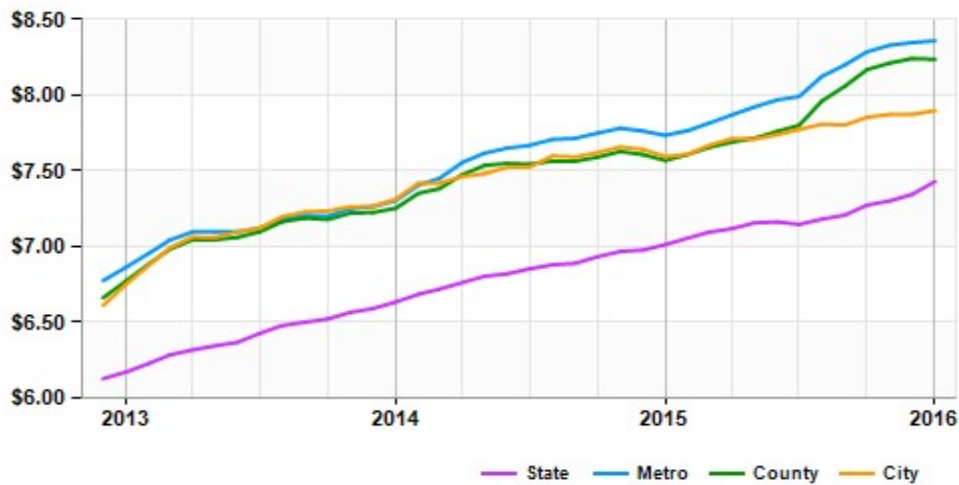
# Market Trends

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



	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$64	+1.6%	+6.7%
Metro	\$77	+0.3%	+7.3%
City	\$79	+2.2%	+8.8%
County	\$78	+0.4%	+6.9%

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



	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$7.43	+2.1%	+5.9%
Metro	\$8.36	+0.9%	+8.1%
City	\$7.90	+0.6%	+4.0%
County	\$8.24	+0.8%	+8.8%