



FOR SALE
4311 Holmes Road
Houston, Texas 77051

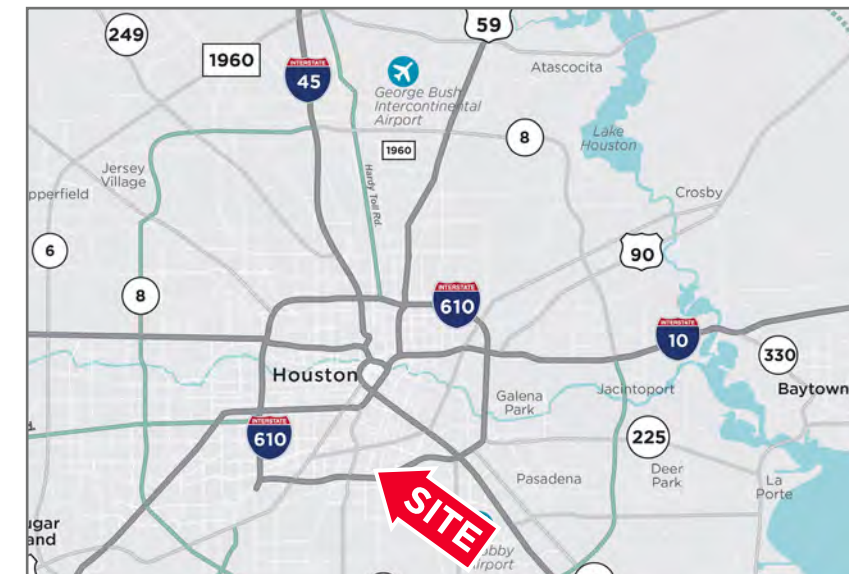


FOR SALE
4311 Holmes Road
Houston, Texas 77051



Property Highlights:

- Located in Opportunity Zone
- 62,948 gross square footage with ±2,808 sq. ft. office
- Land area: 11.844 acres or 515,927 sq. ft.
- Built from 1948 - 2016
- Out of the 500 year flood plain
- All City of Houston utilities available
- Access from Holmes Rd. & Dreyfus St.
- Majority of site is stabilized
- Fully fenced
- Appraised value: \$3,270,000
Assessed value: \$3,091,807
- Electrical: 2,000 amps 3 phase 480 volt
- Leased through March 2022
- **Asking: \$2,950,000**



B. Kelley Parker III, SIOR
Vice Chairman
+1 713 963 2896
kelley.parker@cushwake.com

Coe Parker, SIOR
Senior Director
+1 713 963 2825
coe.parker@cushwake.com

John F. Littman SIOR
Executive Managing Director
+1 713 963 2862
john.littman@cushwake.com

1330 Post Oak Boulevard
Suite 2700
Houston, TX 77056
Main +1 713 877 1700
Fax +1 713 877 1965
cushmanwakefield.com

B. Kelley Parker III, SIOR
Vice Chairman
+1 713 963 2896
kelley.parker@cushwake.com

Coe Parker, SIOR
Senior Director
+1 713 963 2825
coe.parker@cushwake.com

John F. Littman, SIOR
Executive Managing Director
+1 713 963 2862
john.littman@cushwake.com

1330 Post Oak Boulevard
Suite 2700
Houston, TX 77056
Main +1 713 877 1700
Fax +1 713 877 1965
cushmanwakefield.com

FOR SALE
4311 Holmes Road
Houston, Texas 77051



Property Highlights continued:

Doors:

Two 40' x 16'
One 16' x 16'
Two 12' x 12'

Cranes:

Four 1.5 ton cranes
Two 5 ton cranes
16' hook height

B. Kelley Parker III, SIOR
Vice Chairman
+1 713 963 2896
kelley.parker@cushwake.com

Coe Parker, SIOR
Senior Director
+1 713 963 2825
coe.parker@cushwake.com

John F. Littman, SIOR
Executive Managing Director
+1 713 963 2862
john.littman@cushwake.com

1330 Post Oak Boulevard
Suite 2700
Houston, TX 77056
Main +1 713 877 1700
Fax +1 713 877 1965
cushmanwakefield.com