

**Commercial/Light Industrial Space**  
**”5,500 sft”**  
Fronting *Gessner Rd*  
**(Near Gessner & Clay)**

**4501 Gessner Rd**  
**Houston TX 77041**

Presented by  
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# 1. Basic Lease Terms

- **Use: Commercial/Light Industrial**
- **New Commercial Light Industry Purpose Metal Building, Fully Built –Out**
- **Rate : \$1.25/sft (= \$6,875/Mo), Annual Rate: \$15.00/sft**
- **Move In Available Date: Nov. 1, 2022**
- **Lease Term: Min 3/3 Years or 5/5 Years**
- **Space/Lot Size: 5,500 sft/15,316 sft**

## 2. Leasing property Description

- **Space/Lot Size: 5,500 sft/15,317 sft(=Approx. 120x127ft)**
- **Commercial Light Industry Purpose Metal Building**
- **Address: 4501 Gessner Rd, Houston, TX 77041**
- **With 1(one) office space(        ft) included**
- **Fronting Gessner Rd**
- **Drive-In Bays: 2**
- **Clear Height: 18ft(front)/16ft(rear)**
- **Up-down Sliding Doors(2)**
- **Approx. 9,700 sft Front Parking area covered by Concrete Floor**

# 3. Location



**“Close to Intersection”  
Clay/Gessner**

**Newly Formed Commercial Area**

**Minutes away from West Belt & Hwy290**

# 4. Map

## 1) Comparison Map (Attached)

### Recent Market Activity

- 4502 Steffani : \$1.10/Mo + "\$0" NNN = \$1.10/Mo(=\$13.20/Yr)

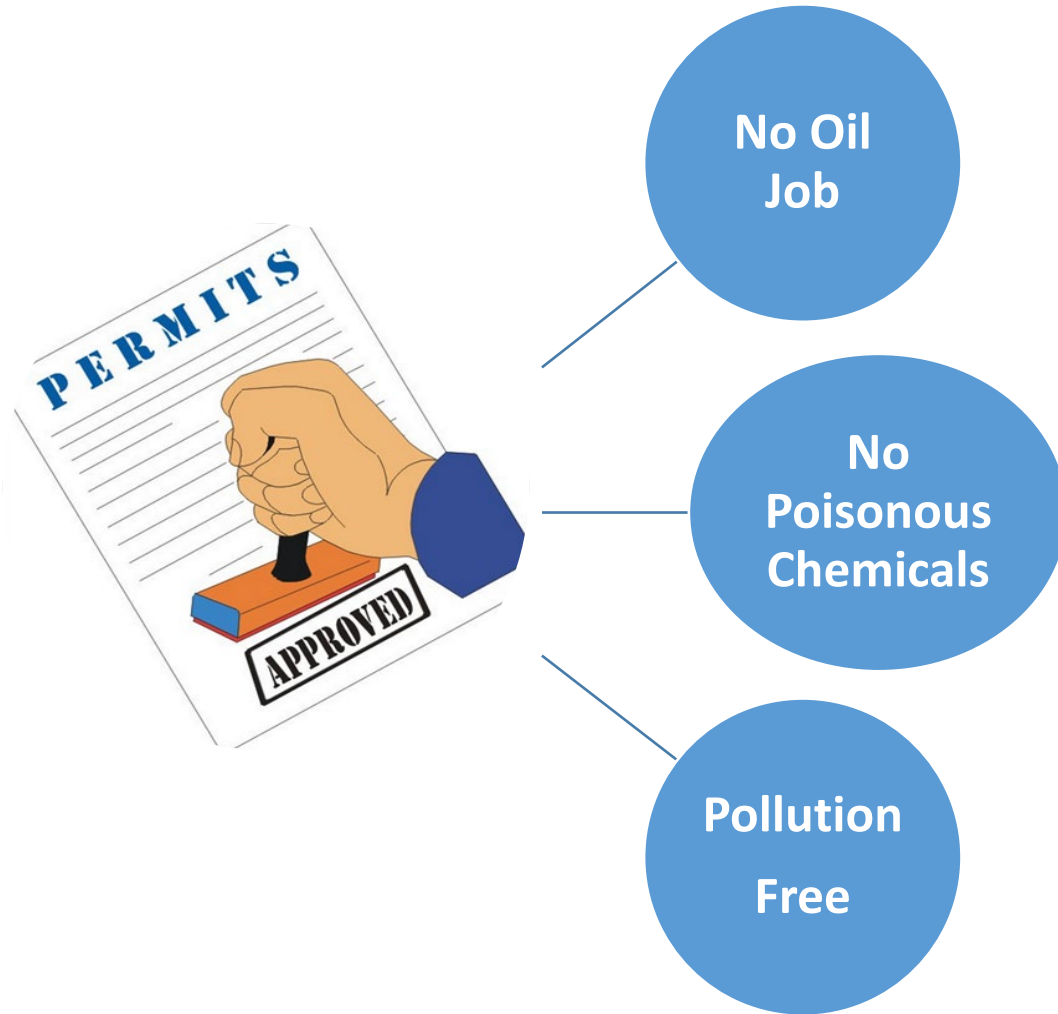
\*\* Similar nature

- 5520 Gessner: \$1.00/Mo + NNN(Est. \$0.40)=\$1.40/Mo(=\$16.80/Yr)

- \*\* Retail Strip Center

## 2) Parcel Map(Attached)

# 5. Remarks



# Photo – Front/Side View





# Photo – Front View1





# Photo – Front View2





# Photo – Front View3





# Photo - Fronting Gessner

