

FOR SALE



EMMETT RD

12955 EMMETT RD.

HOUSTON, TX 77041

129,325 SF OFFICE/WAREHOUSE SPACE AVAILABLE ON 11.93 AC
CLASS-A OFFICE FINISH WITH LARGE SHOWROOM AREA | LOCATED IN NORTHWEST HOUSTON



OVERVIEW

12955 EMMETT RD.

PROPERTY OVERVIEW

Location	12955 Emmett Rd. Houston, TX 77041
Rentable Area	129,325 SF Available <ul style="list-style-type: none">• 115,560 SF warehouse (12,000 SF AC Area)• 13,725 SF office
Land Area	11.93 AC total
Clear Height	16'-20'
Year Renovated	2007
Loading	20 Loading Doors <ul style="list-style-type: none">• 4 dock high• 16 grade level Large covered loading dock
Power	3-phase power (3,000 amps)
Lighting	T-5 & Metal halide lighting
Property Features	Fully Fenced 3.5 AC paved storage yard
Price	\$7,495,000

AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:

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BUILDING PICTURES

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