



## Myco Furniture Distribution

9500 W Sam Houston Pky S, Houston, TX 77099



**Richard Chen**

AEC Investments

6901 Corporate Dr, Houston, TX 77036

[richentx@hotmail.com](mailto:richentx@hotmail.com)

(713) 392-3808



# Myco Furniture Distribution

\$7.80 /SF/Yr

Whole building 327,432 sq ft., includes 34,496 sq ft office-showroom ( High-end finished) and 292,936 sq ft warehouse with mezzanine . 3 phase, all-sprinklered, 30 ft high ceiling, 12 semi-docks, 1 ramp, 33 dock-high, 2 gates, Beltway 8 frontage, Extra 4.52 acres also available. Warehouse for lease \$0.55 per sq ft plus NNN, Office/Retail for lease \$1.20 per sq ft plus NNN. Minimum 70,000 sq ft for lease. Easy access to Hwy 59, Beltway 8, Westpark Tollway and I-10. Structural RACKS for sale...

- Easy access to Hwy 59/beltway 8
- 30 ft high Ceiling
- All-Sprinklered
- Warehouse for lease \$0.55 per sq ft plus NNN, Office/Retail for lease \$1.20 per sq ft plus NNN.



|                         |                  |
|-------------------------|------------------|
| Rental Rate:            | \$7.80 /SF/Yr    |
| Min. Divisible:         | 50,000 SF        |
| Property Type:          | Industrial       |
| Property Sub-type:      | Warehouse        |
| Rentable Building Area: | 308,173 SF       |
| Year Built:             | 2005             |
| Cross Streets:          | Bissonnet        |
| Rental Rate Mo:         | \$0.65 USD/SF/Mo |

### 1st Floor Ste A

|                 |                    |
|-----------------|--------------------|
| Space Available | 50,000 - 91,711 SF |
| Rental Rate     | \$7.80 /SF/Yr      |
| Date Available  | 60 Days            |
| Service Type    | Triple Net         |
| Space Type      | Relet              |
| Space Use       | Office/Retail      |
| Lease Term      | Negotiable         |

Suite A-- Office/Showroom 11,374 sq ft. Warehouse 71,021 sq ft, Mezzanine 9,316 sq ft. Total 91,711 sq ft., 3 phase, all-sprinklered(ESFR), This building has 12 semi-docks, 1 ramp, 33 dock-highs. Plenty of parking. Beltway 8 Frontage. Extra 4.522 Acre also can be leased, facing Bissonnet.

1

### 1st Floor Ste B

|                 |               |
|-----------------|---------------|
| Space Available | 97,401 SF     |
| Rental Rate     | \$7.80 /SF/Yr |
| Date Available  | 60 Days       |
| Service Type    | Triple Net    |
| Office Size     | 23,122 SF     |
| Space Type      | Relet         |
| Space Use       | Industrial    |
| Lease Term      | Negotiable    |

Suite B-- office/showroom 23,122 sq ft. warehouse 64,279 sq ft. total 97,401 sq ft. 3 phase, sprinklered. Nice tiled floors. Move-in condition.

2

### 1st Floor Ste C

|                 |               |
|-----------------|---------------|
| Space Available | 69,160 SF     |
| Rental Rate     | \$7.80 /SF/Yr |
| Date Available  | 60 Days       |
| Service Type    | Triple Net    |
| Space Type      | Relet         |
| Space Use       | Industrial    |
| Lease Term      | Negotiable    |

Suite C is 69,160 sq ft. warehouse, 30 ft high ceiling, office and restroom will be built-to-suit. Lease terms negotiable.

3



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# Property Photos



# Property Photos



IMG\_3755



IMG\_3720

# Property Photos



IMG\_3722

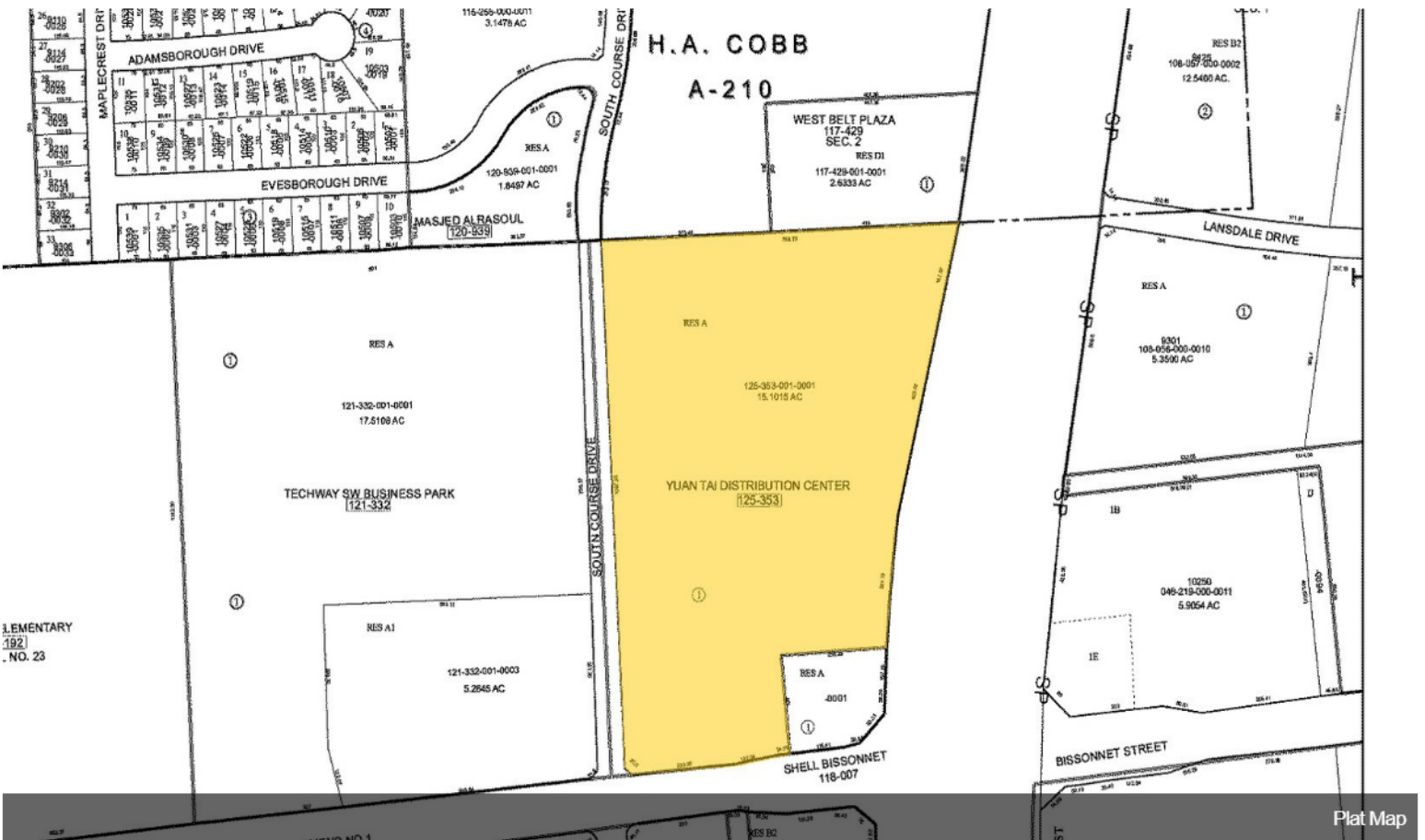


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# Property Photos



IMG\_3723



LEMENTARY  
192  
NO. 23

Plat Map



# Property Photos

