



Oakhollow Business Park

9207 Emmott, Houston, TX 77040

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Side and back door

Oakhollow Business Park

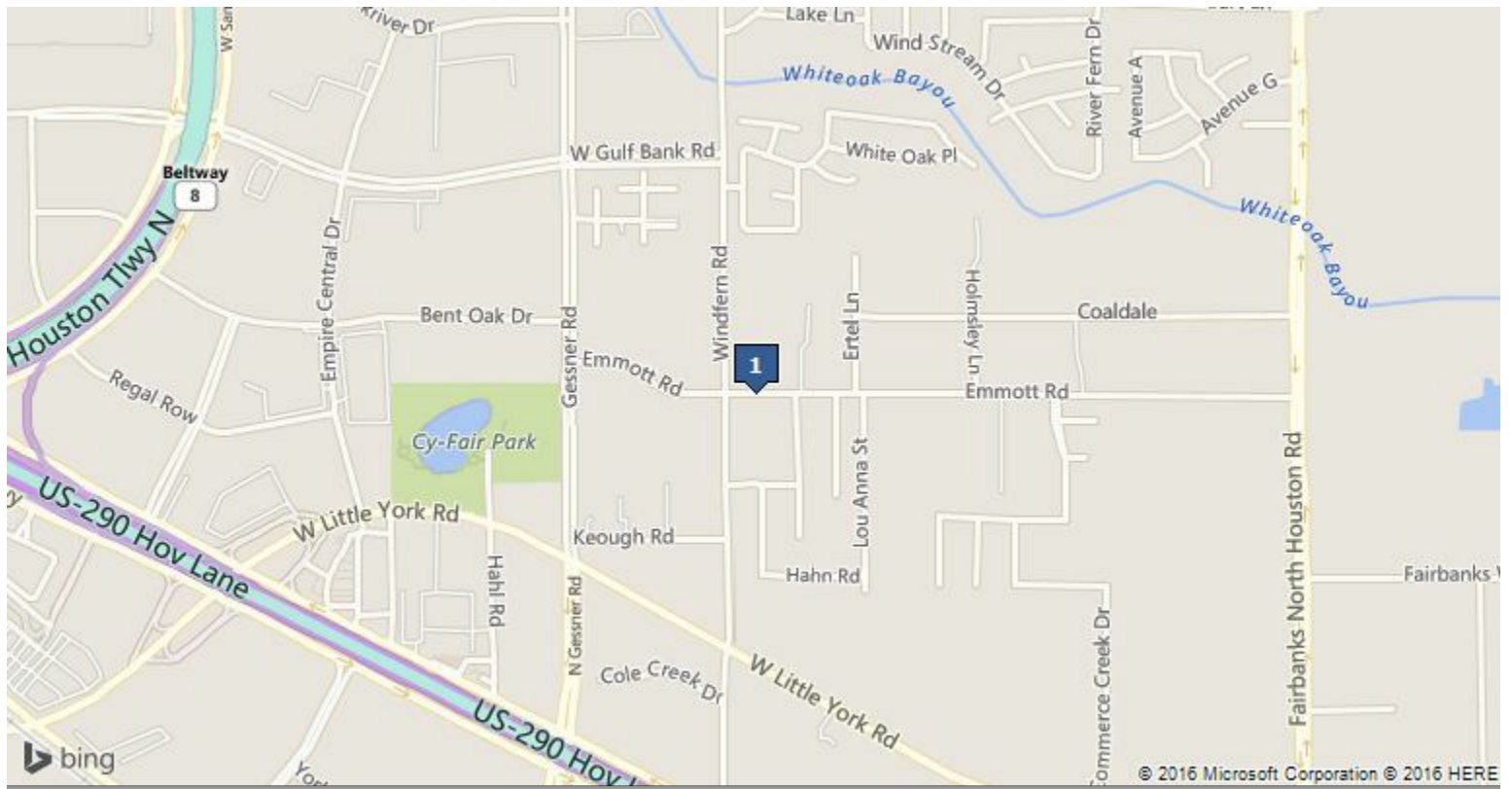
Price Not Disclosed

100% A/C office-warehouse, New carpet, new paint in Suite 105, wait for new owner. Three units (14,500, 16,170 sq ft and 3755 sq ft) are vacant. Suite 125 was High end finish office Former Commercial Kitchen changed to All A/C office-warehouse. Excellent upside potential. Booming NW Houston area. Good for User/Investor. All fenced with 3 gates. Big side and rear parking -- more than 86 parking spaces lot with gates. Adjunct 8 acres also for sale, \$12 per sq ft.

- 16 Grade level doors
- 45% of the warehouse has new roof in 2014.
- Front, side and back parking with 3 gates
- 100% A/C office-warehouse

Price:	Price Not Disclosed
Building Size:	37,109 SF
Property Type:	Industrial
Property Sub-type:	Flex Space
Property Use Type:	Vacant/Owner-User
Commission Split:	6%
Occupancy:	0%
No. Stories:	1
Year Built:	1984
Clear Ceiling Height:	16 ft.

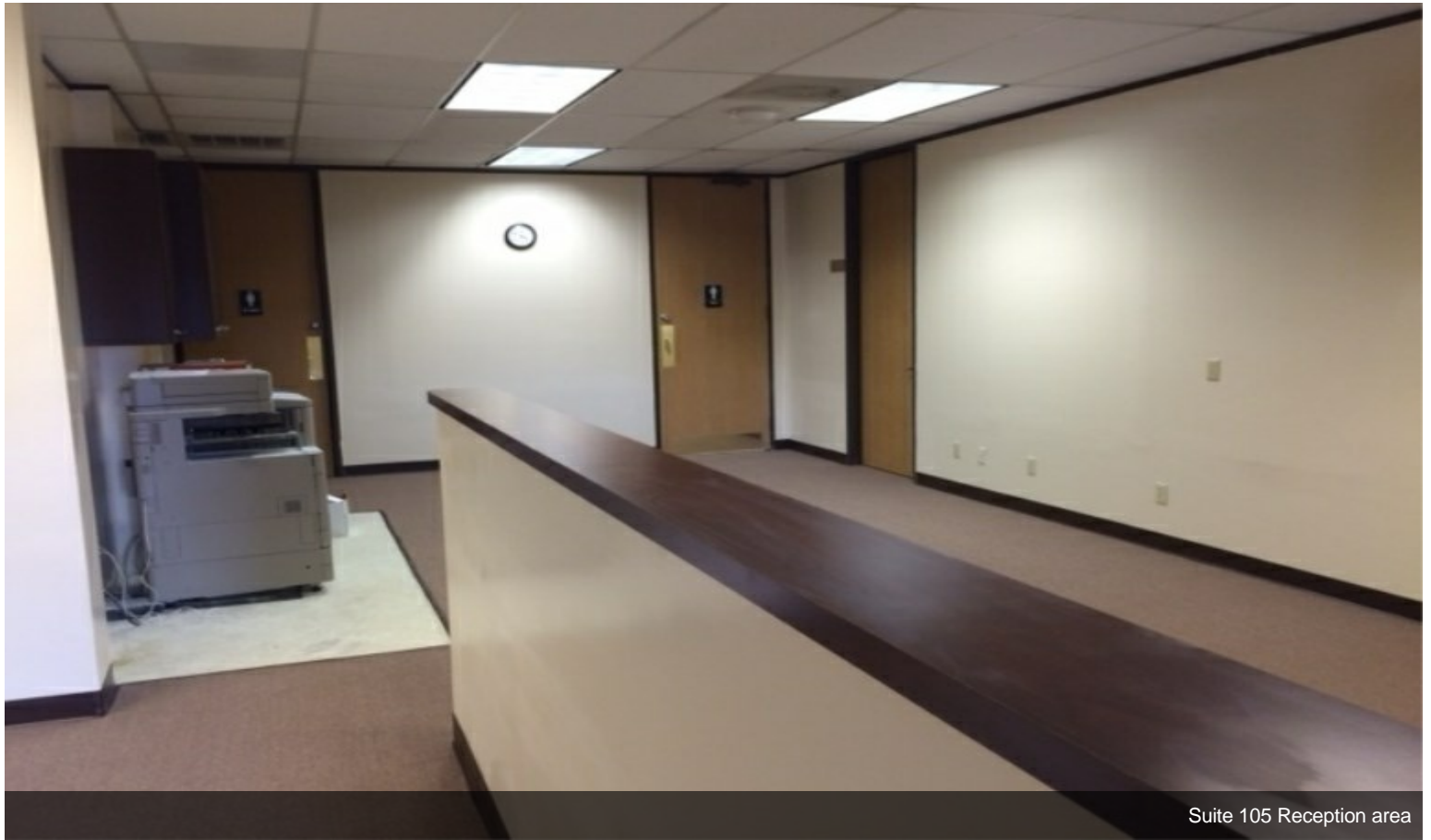




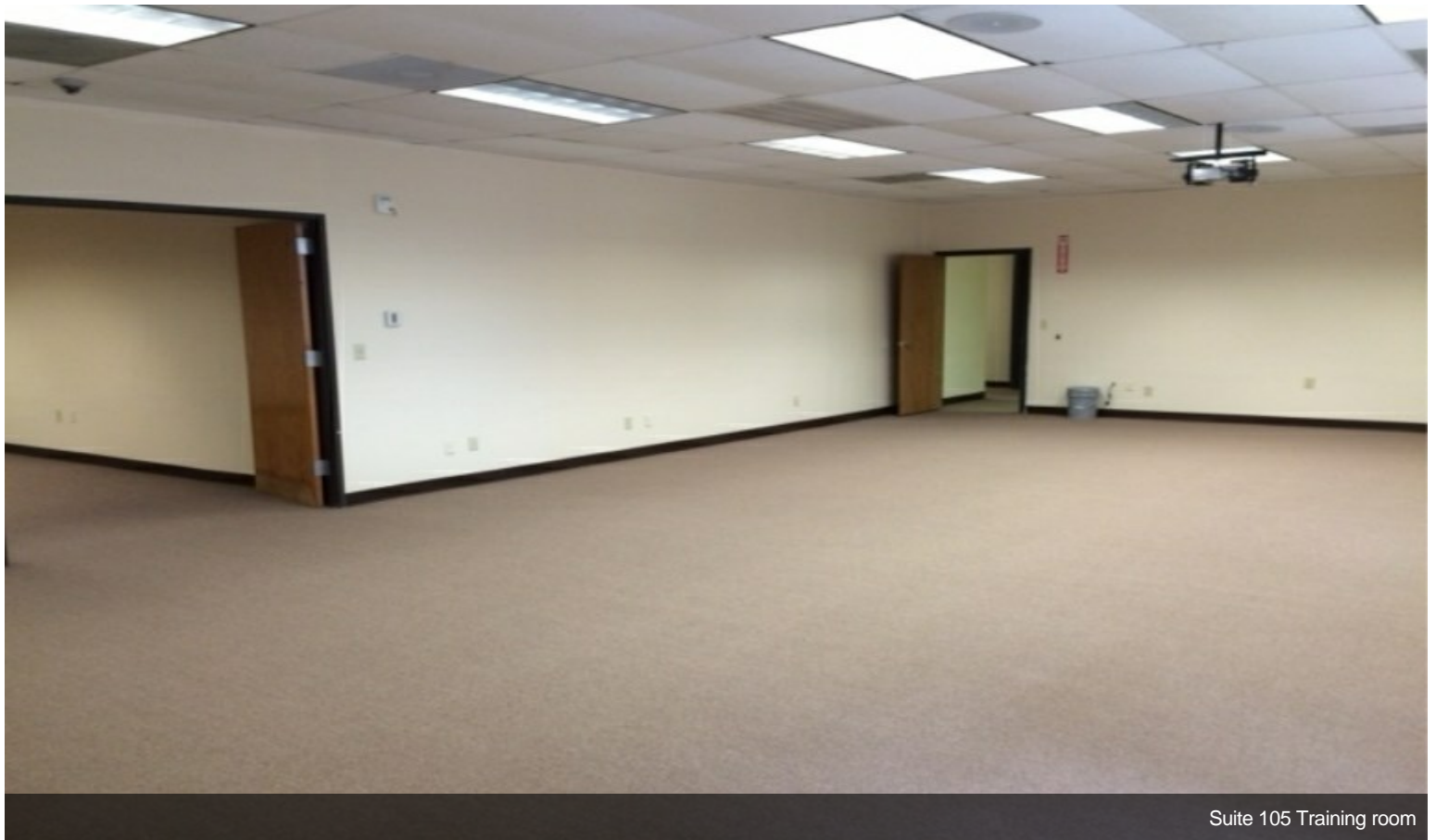
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Near Hwy 290/Beltway 8/ Gessner. Excellent access to NW Houston area.

Property Photos



Suite 105 Reception area

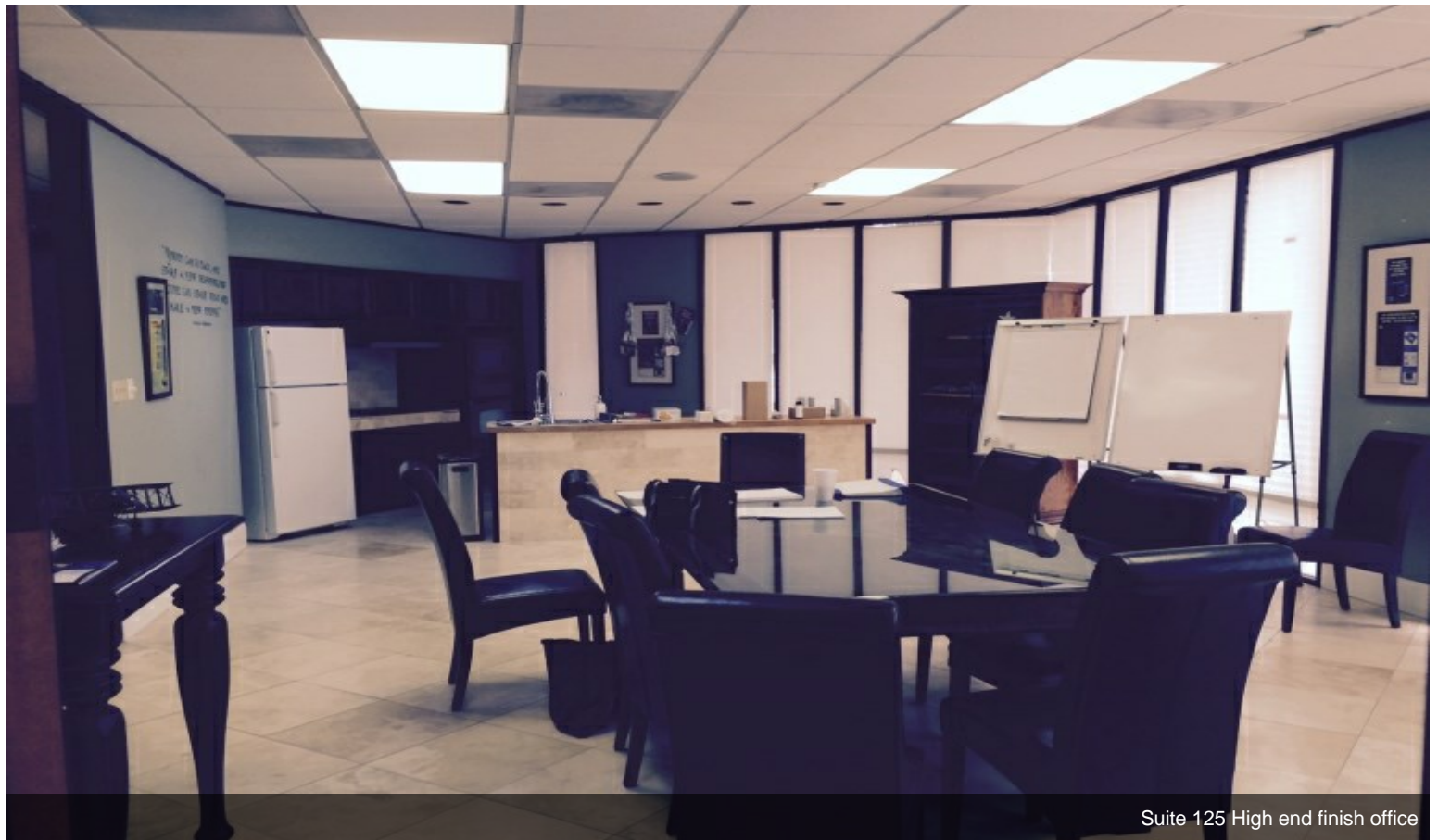


Suite 105 Training room

Property Photos



Back door



Suite 125 High end finish office

Property Photos



Right Side Front

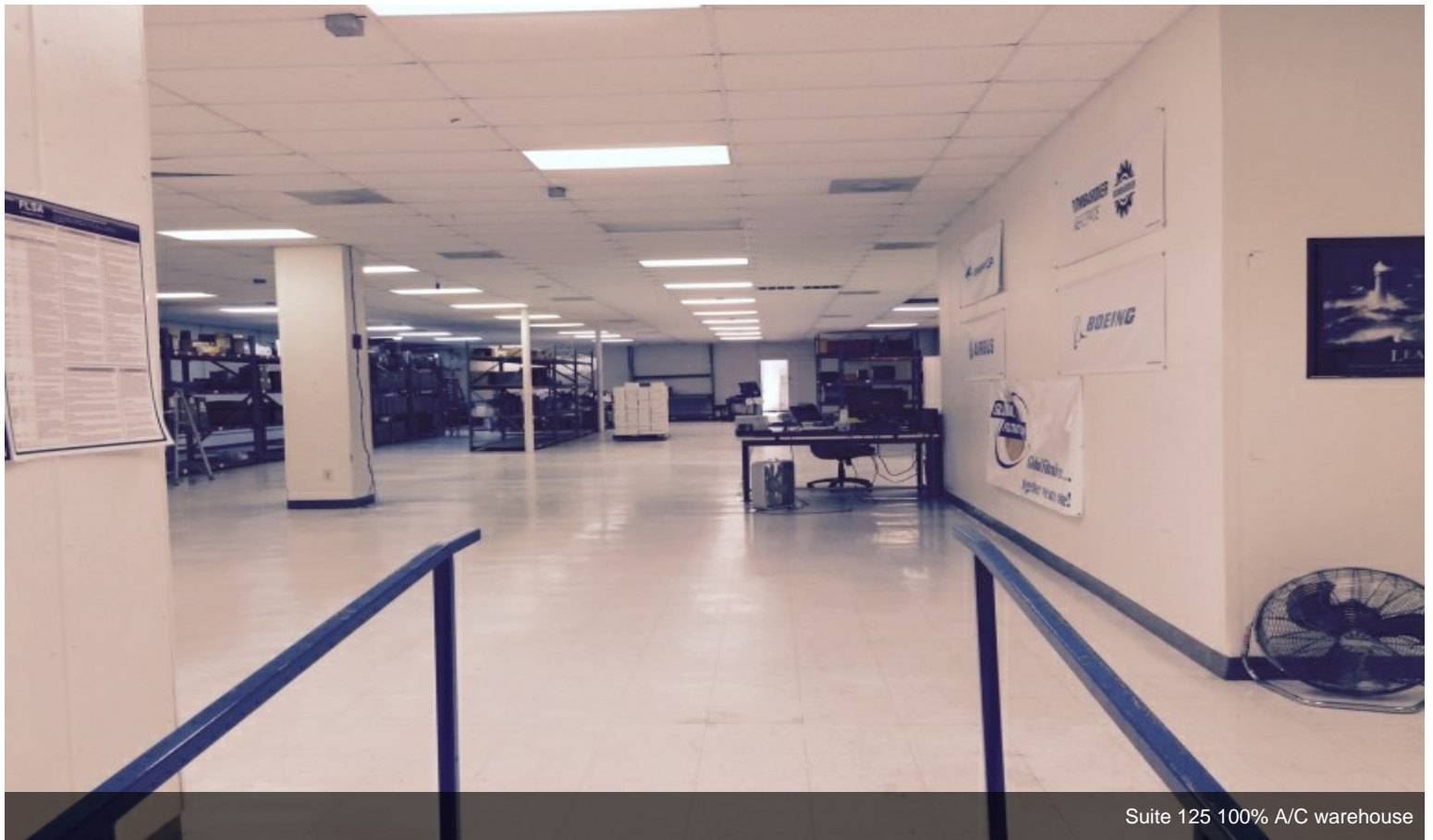


Suite 125 High end finish office

Property Photos

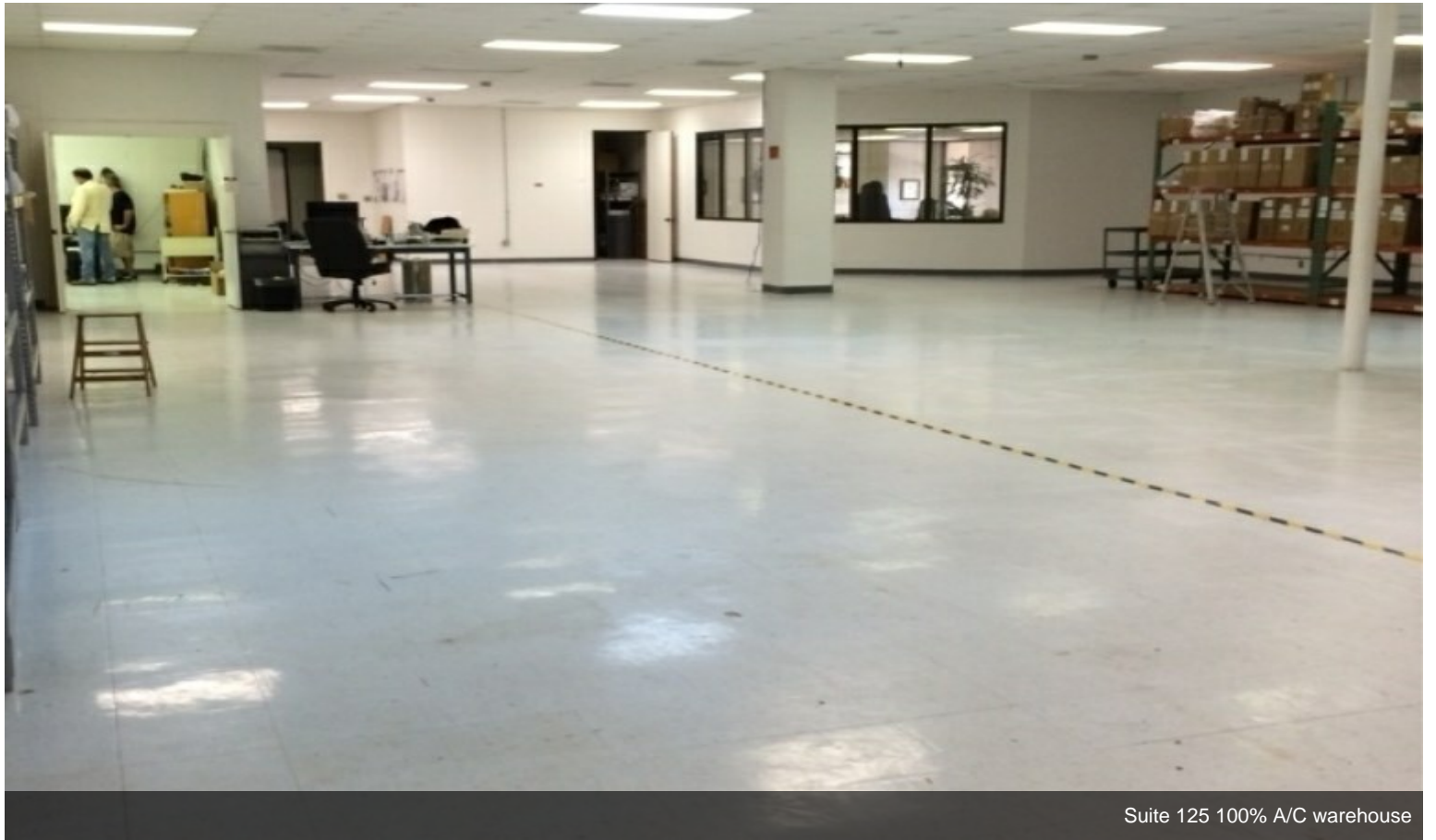


Side Gate



Suite 125 100% A/C warehouse

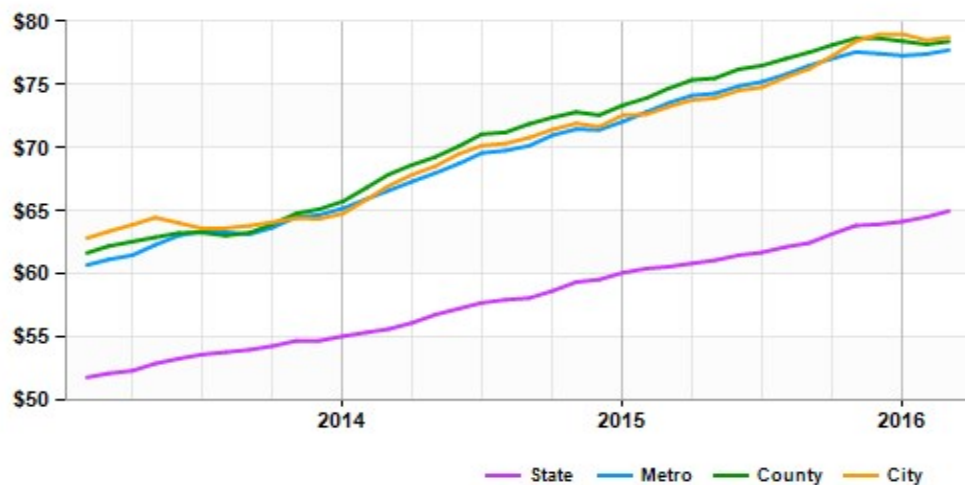
Property Photos



Suite 125 100% A/C warehouse

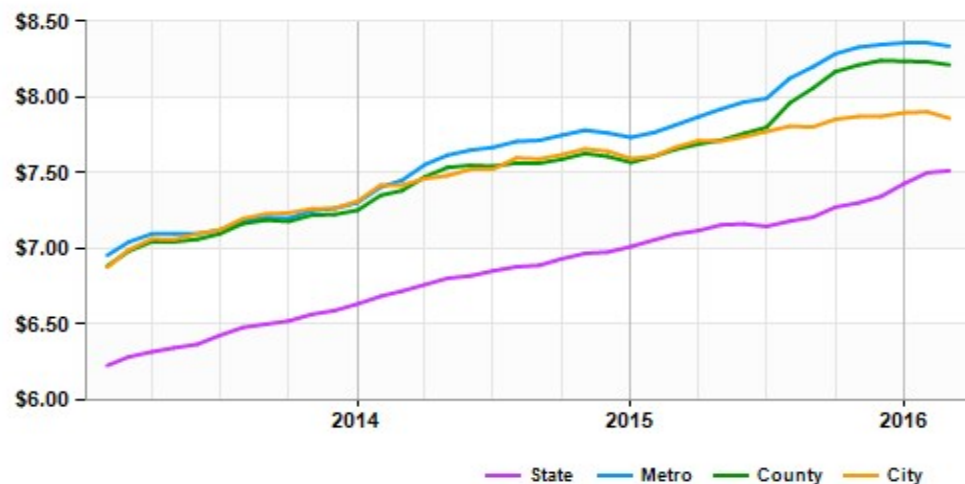
Market Trends

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



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$65	+1.6%	+7.3%
Metro	\$78	+0.3%	+5.7%
City	\$79	-0.3%	+7.5%
County	\$78	-0.3%	+5.0%

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



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$7.51	+2.3%	+5.9%
Metro	\$8.34	-0.1%	+6.7%
City	\$7.86	-0.2%	+2.5%
County	\$8.21	-0.3%	+7.3%