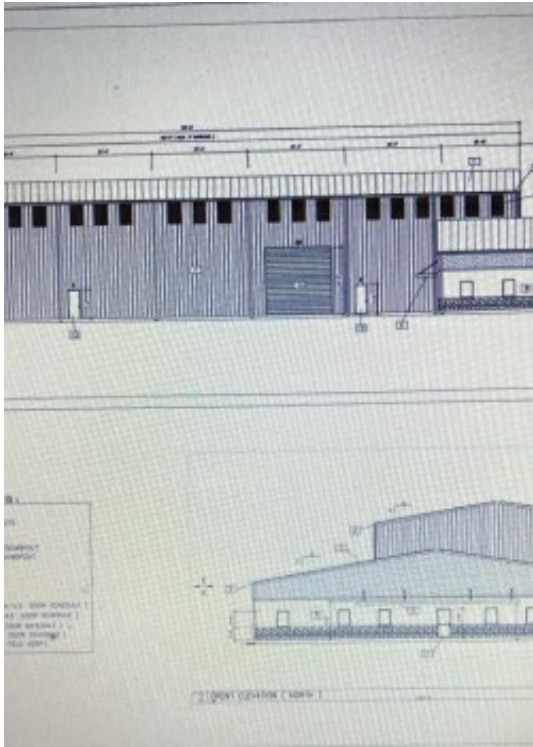




5816 Genoa Red Bluff Road

5816 Genoa Red Bluff Road, Pasadena, TX 77505

Carolyn Fincher

Smith Raines Company

1307 Bluebonnet Drive, Taylor Lake Village, TX 77586

smithraines@yahoo.com

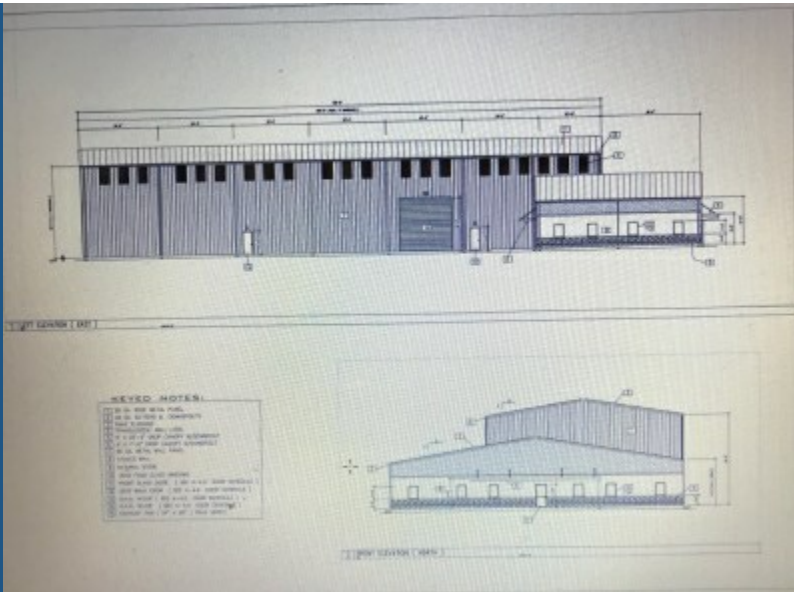
Cell: (713) 299-3192 Office: (281) 486-1400

5816 Genoa Red Bluff Road

Negotiable

Subject is located on a corner plus cul-d-sac with multiple access. Exterior has a handsome stone facade and interior finishes are designer selected. Concrete Fenced Yard. Crane ready!

- Building Plans upon Request to Serious Users



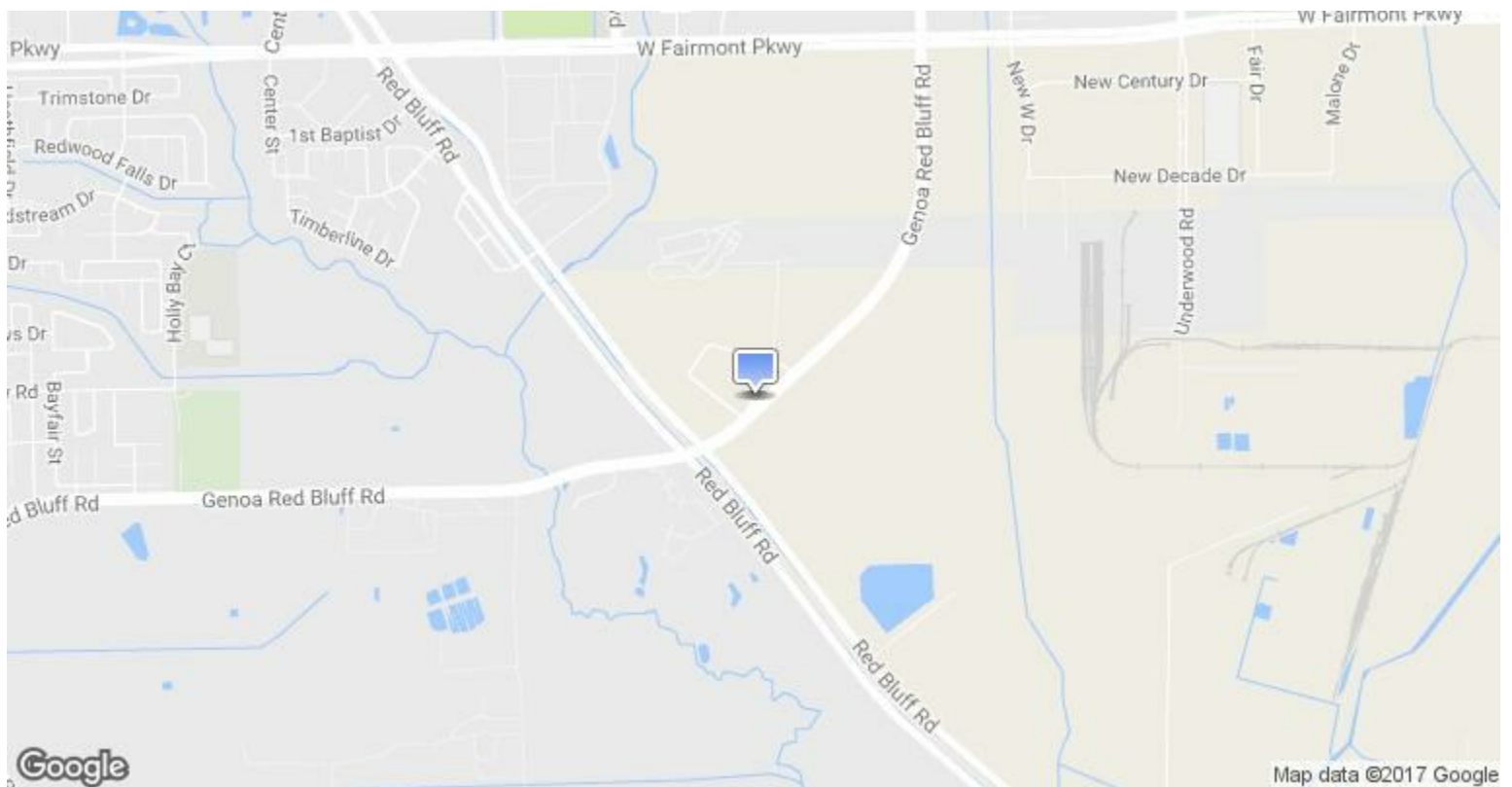
5816 Genoa Red Bluff Elevation

Total Space Available:	12,900 SF
Rental Rate:	Negotiable
Property Type:	Industrial
Property Sub-type:	Manufacturing
Construction Status:	Under Construction/Proposed
Building Size:	12,900 SF
Year Built:	2017
Lot Size:	1.12 AC
Zoning Description:	Light Industrial

Space 1

Space Available	12,900 SF
Rental Rate	Negotiable
Space / Lot Type	Manufacturing
Lease Type	NNN
Date Available	Aug 2017
Lease Term	84 Months
Office SF	3300 SF
Clear Ceiling Height	27 ft.
Pct. Procurement Fee	3.00%

Experienced Developer builds to suit for industrial users and understands need for high eave height, crane ready, industrial-size roll up doors and accessibility while incorporating an upscale professional appearance.

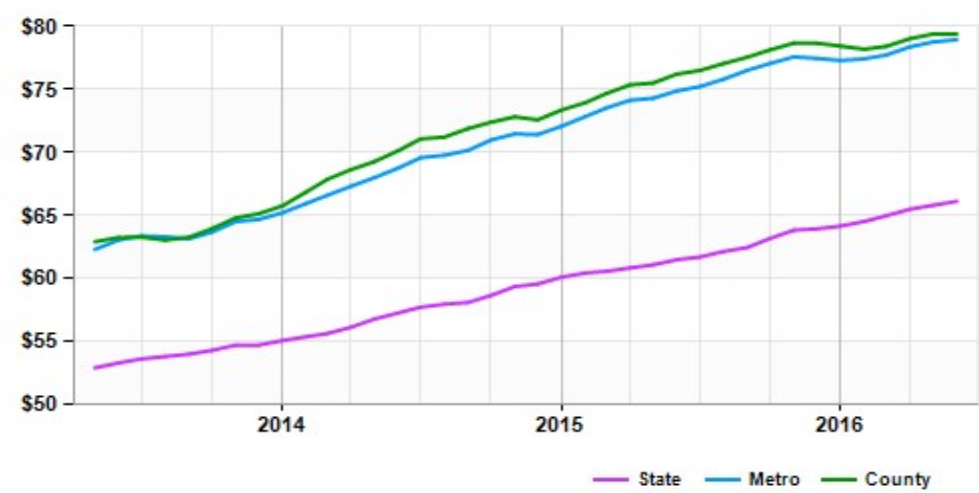


5816 Genoa Red Bluff Road, Pasadena, TX 77505

Located on the SW corner of Genoa Red Bluff Road and Leesa Lane. It is strategically located between Beltway 8 and Hwy 146, between Hwy 225 and I-45, only about 5 miles from Bayport Terminal. In the heartbeat of Industry.

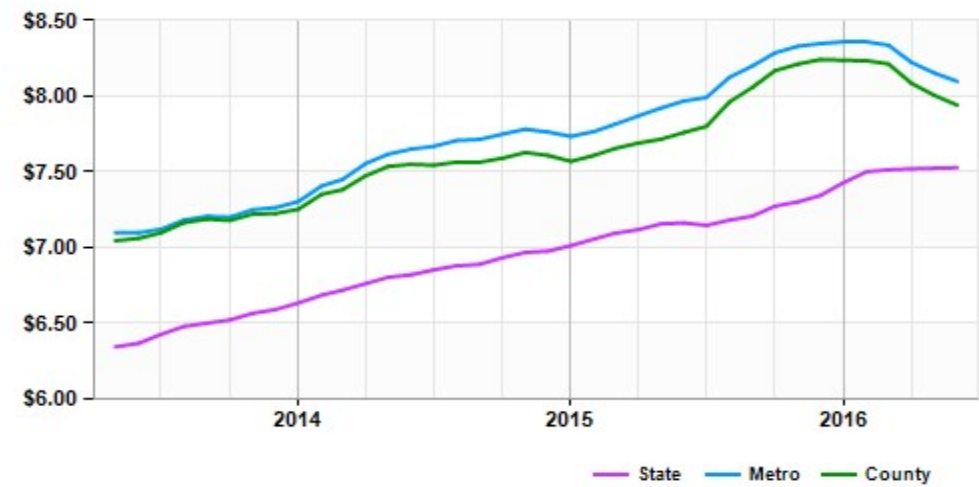
Market Trends

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



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$66	+1.8%	+7.5%
Metro	\$79	+1.6%	+5.4%
County	\$79	+1.2%	+4.2%

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



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$7.53	+0.2%	+5.1%
Metro	\$8.10	-2.9%	+1.6%
County	\$7.94	-3.3%	+2.3%