

MAC DOUGALL, & COMPANY INC.

PRICE REDUCED

INDUSTRIAL IMPROVED PROPERTY

**12335 KINGSRIDE #105
HOUSTON, TEXAS 77024
PHONE: {713} 827-7200
FAX: {713} 827-8227**

**4551 Kennedy Commerce Drive
Kennedy Greens Commercial Park**

\$4,900,000.00

SALE PRICE

48,440 SF

AREA UNDER ROOF

4551 Kennedy Commerce Drive		N/A	N	HOUSTON	HARRIS
ADDRESS/LOCATION		MAP PAGE	ZONING	CITY	COUNTY
8,250 SF	\$28,579.60/Net \$40,689.60/Gross	\$0.59 PSF Net/\$0.25 PSF OPEX		Net	N/A
OFFICE AREA	RENT/MONTH	RENT/S.F./MO.		NET GROSS	DOWN PAYMENT
11 Overhead (9 Dock, 2 Grade Level)	60+	No	No	Yes	3PH/480V/1200 Amps
LOADING DOORS	PARKING	DIVIDE	RAIL	SPRINKLERED	ELECTRICAL POWER
4.25 acres	28' Clear		JOE MAC DOUGALL	3-2020	713-827-7200
LOT SIZE/DIMENSIONS	MIN/MAX TRUSS HEIGHT		CELL: 713 249-3355	DATE	PHONE NUMBER

LAND & STRUCTURES: Built in 2011, 48,440sf Freestanding, Tilt-Wall Office/Warehouse on 4.25 acres located at JFK Blvd & Aldine Bender, close to Sam Houston 8, IAH Airport, Hwy 59N & I-45N.

SITE IMPROVEMENT & UTILITIES:

- 8,250sf office space
- 40,190sf free span warehouse
- 6,617sf drive-in freezer/cooler in warehouse
- 11 overhead doors (9 dock, 2 grade level)
- 28' clear height
- fully fenced, outside storage/expansion area
- 130' truck court, 60+ parking spaces
- interior/exterior security cameras

TAX, TERMS & DATA: "First Class" office warehouse space with strong logistics presence to IAH and "last mile" distribution with close proximity to Beltway 8.

COMMENTS: