



9204 Emmott Rd

9204 Emmott Rd, Houston, TX 77040



PIPELINE REALTY
COMMERCIAL INVESTMENT. DEVELOPMENT & MANAGEMENT



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9204 Emmott Rd

Upon Request

- 6,500 SF Office/3,500 SF Warehouse on 1 AC at the NWC of Windfern/Emmott Rd in Northwest Houston
- Warehouse with Truck Well on Windfern Rd
- 2 Overhead Doors(10x12)
- Highly Visible Monument Signage
- Convenient Access to Highway 290 & Beltway 8
- 40 parking spaces with gated access
- Includes: 13 office (3 offices are large enough to be cubicle bullpens)
- Includes: Reception, Atrium, Full Kitchen/Bar, Men's & Women's Restrooms (with shower)...

- Convenient Access to Highway 290 & Beltway 8
- 40 parking spaces
- Gated Access
- Truck Well on Windfern Rd
- Monument Sign
- 13 Offices (3 large enough to be bullpens), Full Kitchen/Bar, Reception, Warehouse w/ 2 OH doors



Price:	Upon Request
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.00 AC
Rentable Building Area:	10,000 SF
Rentable Building Area:	10,000 SF
Sale Conditions:	N/A
No. Stories:	1
Year Built:	1984
Tenancy:	Single
Parking Ratio:	4.5/1,000 SF
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	1

Major Tenant Information

Tenant	SF Occupied	Lease Expired
n/a		



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Property Photos



Truck Well on Windfern Rd



Monument Sign

Property Photos



Office entry



Reception & Atrium

Property Photos



Reception

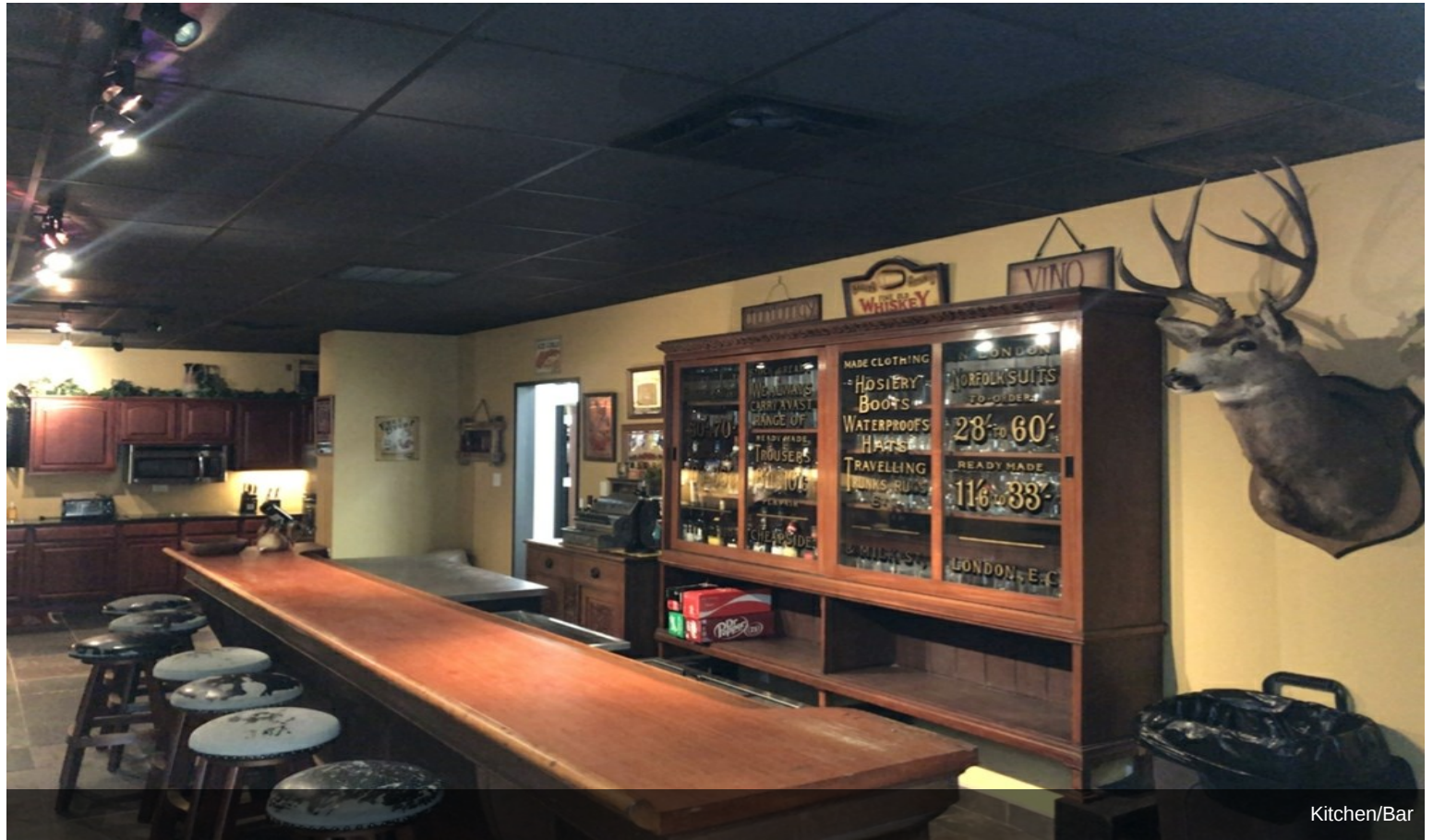


1 Acre

Property Photos



Property Photos

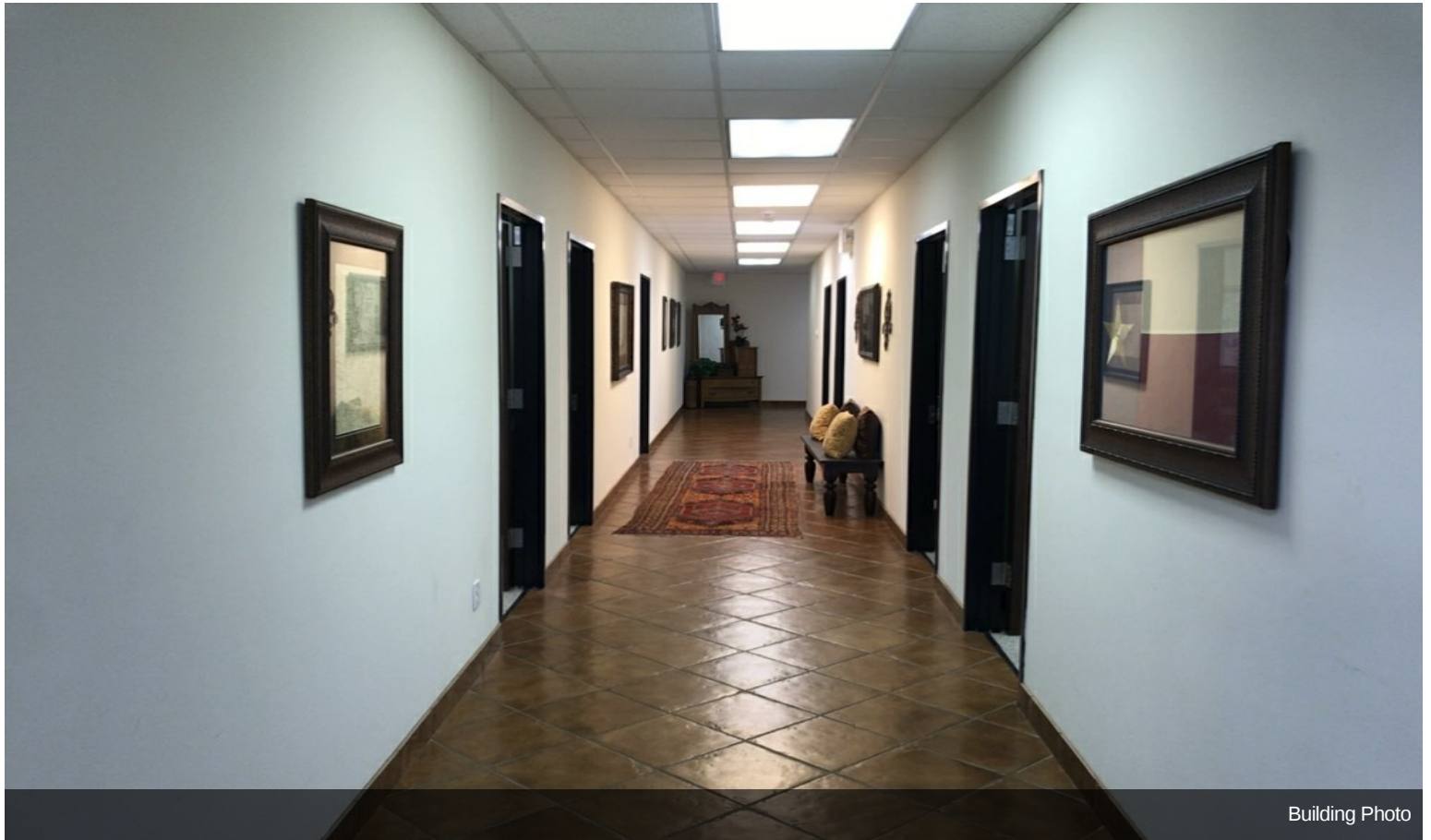


Kitchen/Bar



Kitchen/Bar

Property Photos



Building Photo



Office

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Office

Property Photos



Property Photos



Property Photos



Men's & Women's Restrooms



Restroom

Property Photos



Shower



Private access to warehouse

Property Photos



Property Photos



Overhead door opposite Truck Well



Overhead door to Truck Well