

FOR SALE INNER LOOP INDUSTRIAL

5221 CENTER STREET | HOUSTON, TX 77007



PROPERTY FEATURES:

Address: 5221 Center Street | Houston, TX 77007

Available Space: **3,200 SF Total** (800 SF Office / 2,800 SF Clear Span Warehouse)

Land Area: 5,000 SF

Office(s): 2-Story Office (400 SF per floor)

Door(s): (1) Grade Level

HVAC: Fully Insulated; Warehouse is climate controlled & capable of 100% HVAC

Renovations: 2020 - 2021

Parking: 5 - 6 On-Site Spaces
(Additional parking available in empty lot across the street)

Current NOI: **\$42,624**

Final Year NOI: **\$43,392**

RECENT SITE IMPROVEMENTS:

- New LTV Flooring
- New LED Lighting
- New Plumbing & Outside Drainage
- New Roof Coating with 10-year warranty (8-9 Years remaining)
- New Insulation (2-layer spray coating)
- New Restrooms Installed

NOTES:

- Conveniently located inside the 610 Loop with close proximity to I-10, 610 Loop & Hwy 290.
- Currently leased out to a Brazilian Jiu Jitsu company (1/1/2023 expiration)
- The tenant is currently paying \$1.11/SF + NNN with one more rental increase of 2.0% in its final year (\$1.13/SF + NNN)
- Located (1) block off Washington Ave - current landlord receives additional income utilizing the space as valet parking from Thursday-Sunday (projected income varies between \$1,000 to \$2,000 per month).



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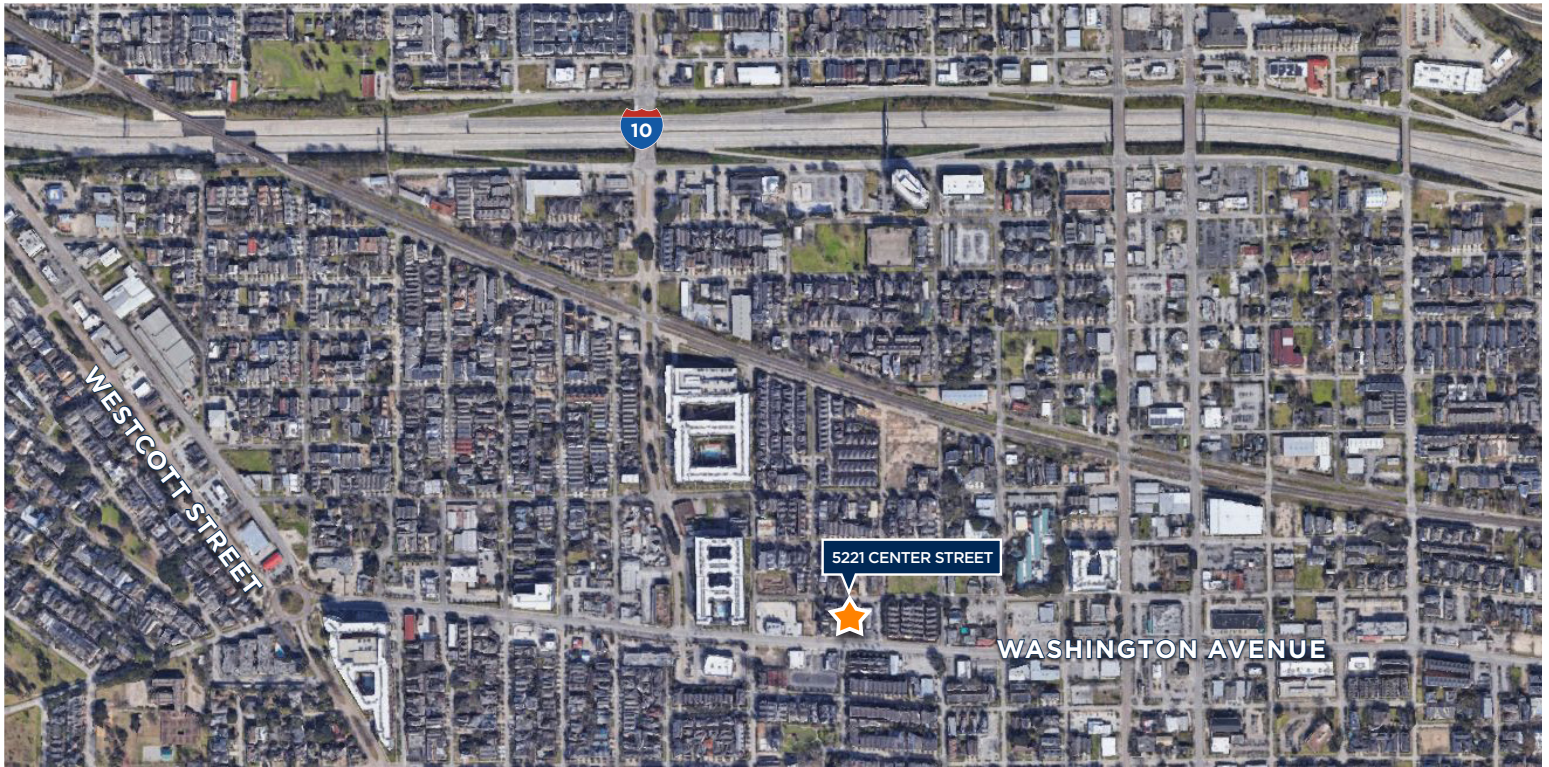


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