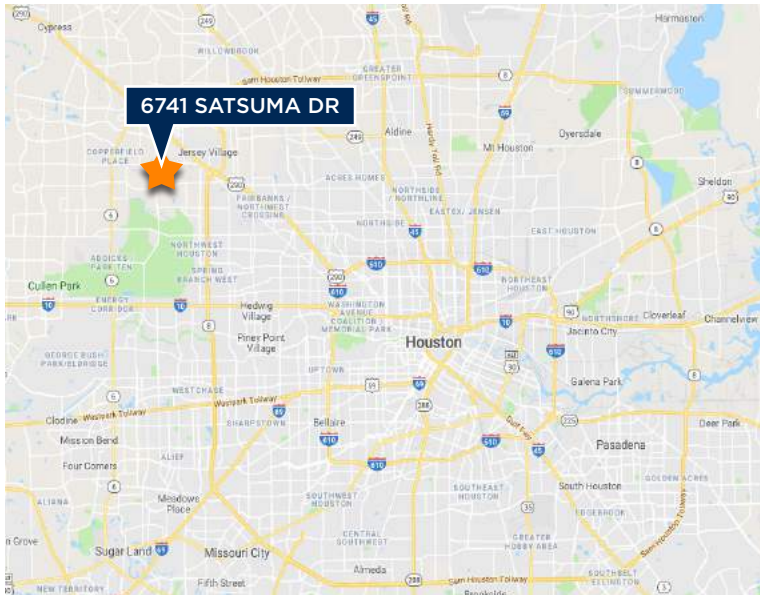


FOR SALE INDUSTRIAL INVESTMENT

6741 SATSUMA DR. HOUSTON, TEXAS 77041



Total Building Size:	31,700 SF
Land Area:	3.00 AC
Utilities:	Well & Septic
Build:	Metal
Power Capacity:	3 Phase Heavy Power

Features Include:

- Close access to HWY 290, FM 529 & Beltway 8
- Secure coded entry
- Fully fenced
- Additional land to develop ±20,000 SF warehouse
- 2 curb cuts
- 260 ft of frontage on Satsuma Dr.
- **Call for pricing**

BRANDON WUNTCH

D / 713.275.3784

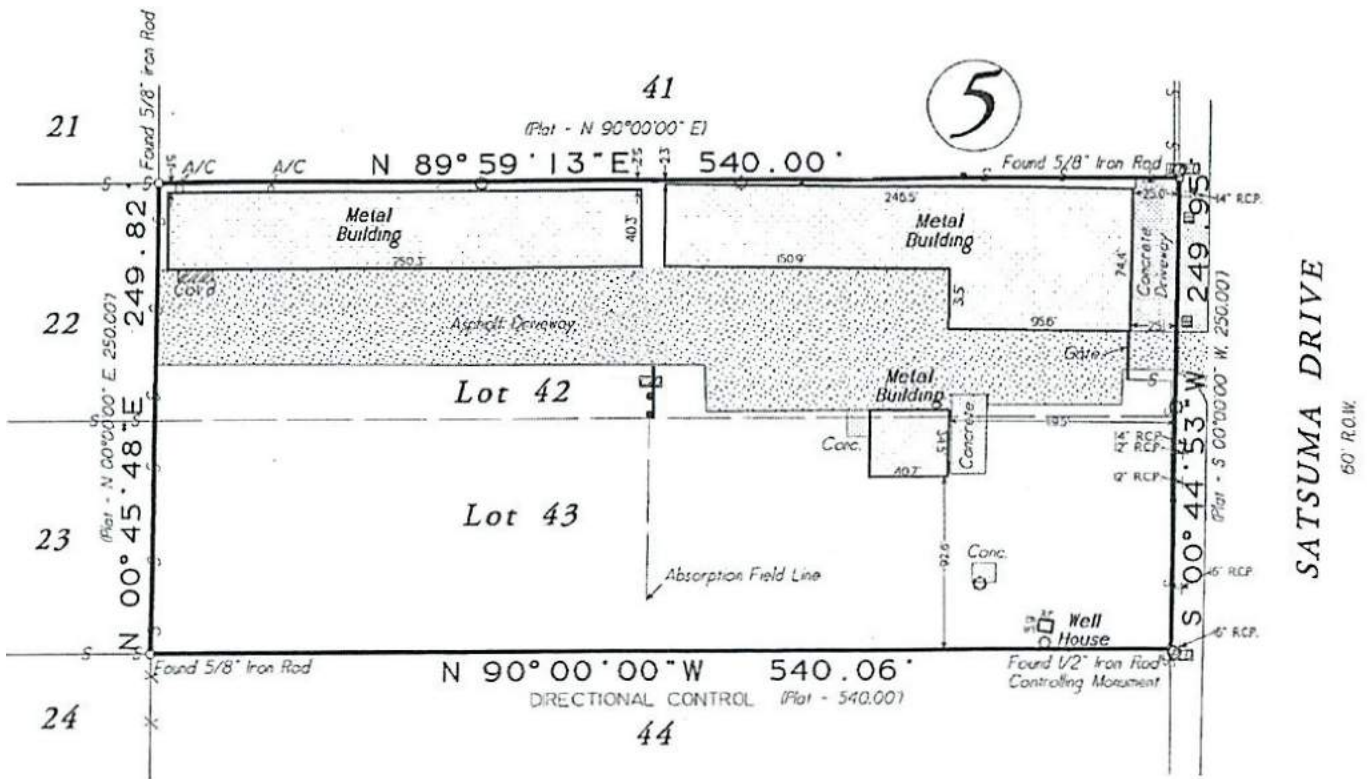
M / 713.882.1739

bwuntch@fritscheanderson.com



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FOR SALE INDUSTRIAL INVESTMENT

6741 SATSUMA DR. HOUSTON, TEXAS 77041



INVESTMENT:

Tenant 1:	ERSI
Tenant 2:	A&G Welding Specialties Services
Tenant 3:	Honesty Environmental

LEASES:

Tenant 1:	\$8,000/Month Gross Term: 2018-2023
Tenant 2:	\$5,000/Month Gross Term: 2018-2023
Tenant 3:	\$5,000/Month NNN Term: 2018-2023

TOTALS:

NOI:	\$216,000
CAP RATE:	9.25%

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