



7821 Pinemont Dr, Houston, TX 77040

\$9/SF/YR
\$0.75/SF/MO

iPOP - Industrial Property on Pinemont
 Industrial | Single tenant | 14,544 sq. ft.

SM Sheryl Martinez 1310103
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Listing Added: 03/24/2022
 Listing Updated: 06/20/2022

Building Details

Property Type	Industrial	Subtype	Warehouse, Manufacturing, Distribution, R&D, Flex
Tenancy	Single	Total Building SQFT	14,544
Year Built	1975	Year Renovated	2022
Stories	1	Ceiling Height	18'
Frontage	200'	Loading Docks	2
Dock High Doors	1	Total Parking Spaces	30+
Power	3 phase heavy power	Collection Street	Pinemont
Cross Street	Steadmont	County	Harris County

Building Description

10,000 SF Warehouse with LED Lighting.

4,500 SF Office area with all new up-graded finishes. LVT, carpet and ceramic tile RR's, and LED lighting.

2 warehouse RR's and 4 Office RR's.

3 overhead doors - one with a dock well.

3 phase - heavy power with multiple 220 drops.

Rear area fenced for security.

18' clear height warehouse.

Secure Tilt-Wall Construction.

On-site management coming.

This is a three building property - all are single tenant stand alone buildings.

Prime Industrial location on Pinemont between Hempstead Hwy & 290.

Contact Brent Tomlinson 281-361-9050

Details

Listing Type	Direct	RSF	14,544 SF
USF	14,544 SF	Office Available	4,500 SF
Parking	30+	Rate (Per SF)	\$0.75 / SF / MO
Lease Type	NNN	Lease term	Negotiable
Expense Rate (Per SF/MO)	\$0.25	Total Rate (Per SF/MO)	\$1
Total Monthly Rent	\$14,544	Days on Market	87 days

Floorplan

