

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.



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 nishes. LVT, carpet and ceramic tile RRs, and LED lighting.

2 warehouse RR's and 4 Office RRs.

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 Hey & 290.

Contact Brent Tomlinson 281-361-9050

Total Monthly Rent

Details Listing Type

USF

Parking

Lease Type

Expense Rate (Per SF/MO)

4,500 SF \$0.75 / SF / MO Negotiable 87 days

14,544 SF

\$1

Direct RSF

30+

NNN

\$0.25

Office Available

Rate (Per SF)

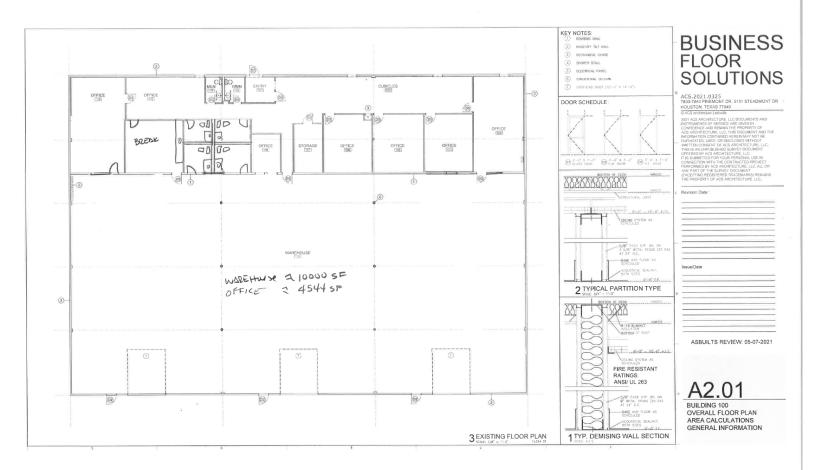
Lease term

\$14,544 Days on Market

Total Rate (Per SF/MO)

14,544 SF

Floorplan



Building Photos (7 photos)

