

Single-Tenant Net Leased Investment Opportunity

201,574 SF Single-Tenant Industrial Building

4949 Windfern :: Houston, Harris County, Texas 77041



CB Richard Ellis, Inc. (CBRE) is pleased to offer for sale 4949 Windfern in Houston, Texas. 4949 Windfern is a 201,574 SF single-tenant net leased industrial building located in Northwest Industrial Park in the dynamic northwest Houston submarket. The property was constructed in 1988 and is currently 100% leased to Computer Technology Solutions, L.P. and PCS Acquisition Company, Inc. This project offers an excellent investment opportunity to purchase a well performing asset in one of Houston's strongest submarkets.



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This property is owned
and managed by:





PROPERTY OVERVIEW

Location:	4949 Windfern Houston, Texas 77041
Current Occupancy:	100% Leased
Building Size:	±201,574 SF
Office SF:	±14,616 SF
Land Area:	Approximately 12.51 acres
Current In Place NOI (Nov. 2009):	\$1,403,000
Real Estate Taxes (2008):	\$146,888
Construction:	Insulated metal panel construction with reinforced concrete slab
Roof:	Standing seam metal roof with 60 mil TPO overlay with 20 warranty
HVAC:	100% HVAC excluding Bay 4
Fire Protection:	100% sprinklered
Parking:	186 parking spaces
Loading:	North: 3 docks with levelers, 3 drive in's South: 5 docks with levelers, 1 drive in with ramp, 1 drive in with out ramp
Clear Height:	26' to 33' throughout
Clear Span:	87'

INVESTMENT HIGHLIGHTS

- Located in Northwest Industrial Park in Northwest Houston, historically one of Houston's strongest submarkets
- Great credit tenant with successful business history
- New roof and new building HVAC in 2009 (over \$975,000 invested)
- 8,000 amp heavy power capacity
- The property is offered free and clear of debt
- Easy access to all points of Houston via the Sam Houston Tollway, Highway 290, and Interstate 10

For More Information, Visit our website at:
www.4949windfern.com

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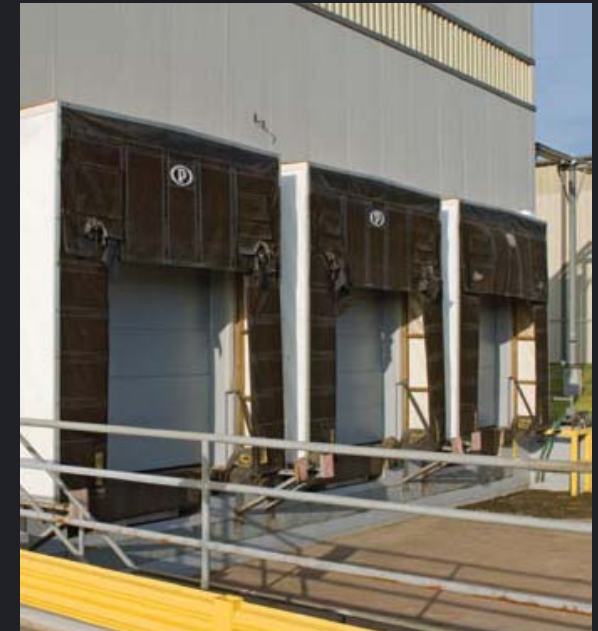
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PROPERTY OVERVIEW



For More Information, Visit our website at:
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