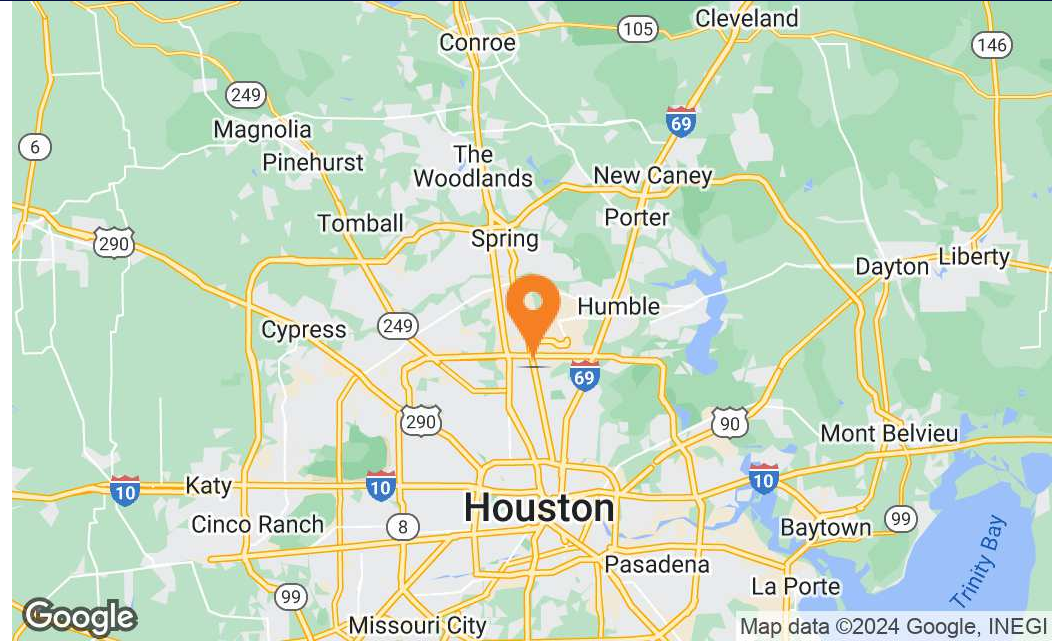




**RIVERSTONE**  
COMMERCIAL REAL ESTATE

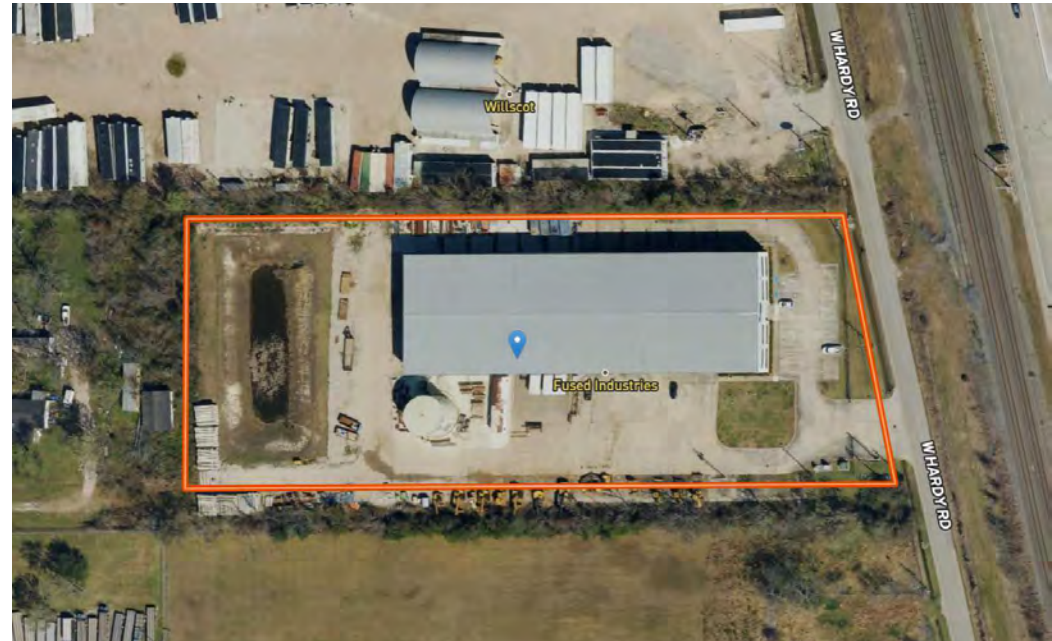
**14155 WEST HARDY ROAD**  
HOUSTON, TX 77060





**OFFERING SUMMARY**

Lease Rate:	\$12.96 SF/yr (NNN)
Building Size:	42,903 SF
Year Built:	2015/2017
Lot Size:	4.18 Acres





## PROPERTY DETAILS

Property Type	Office/Warehouse
Building Size	42,903 SF
Lot Size	4.18 Acres
Year Built (Shell)	2015
Year Interior Built Out	2017
Warehouse Square Feet	32,179 SF
Office Square Feet	10,724 SF
Eave Height	30 Feet
Building Class	A
Power	3,000 Amps/480V/3-Phase
Type of Lighting	LED
Cranes	[1] 15-Ton & [1] 5-Ton
Dock High Bays	[4] - 9'w x 10'h
Grade Level Bays	[6] - 14'h
Sprinkler System	Wet w/ 300,000 Gallon Water Tank
Warehouse Insulation	Roof and Walls
Warehouse Fans	[3] Large Patterson Fans
Fencing	Entire Perimeter w/ Gate
Utilities	Water Well, Septic
Distance From Bush IAH Airport	Less than 5 Miles
Market	Houston
Submarket	North Outer Loop







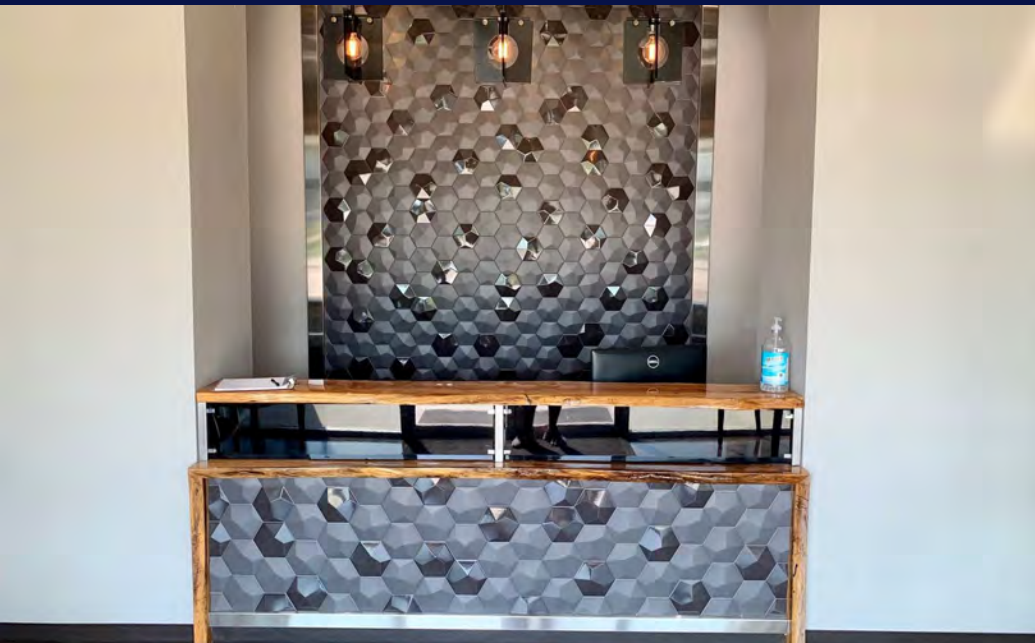


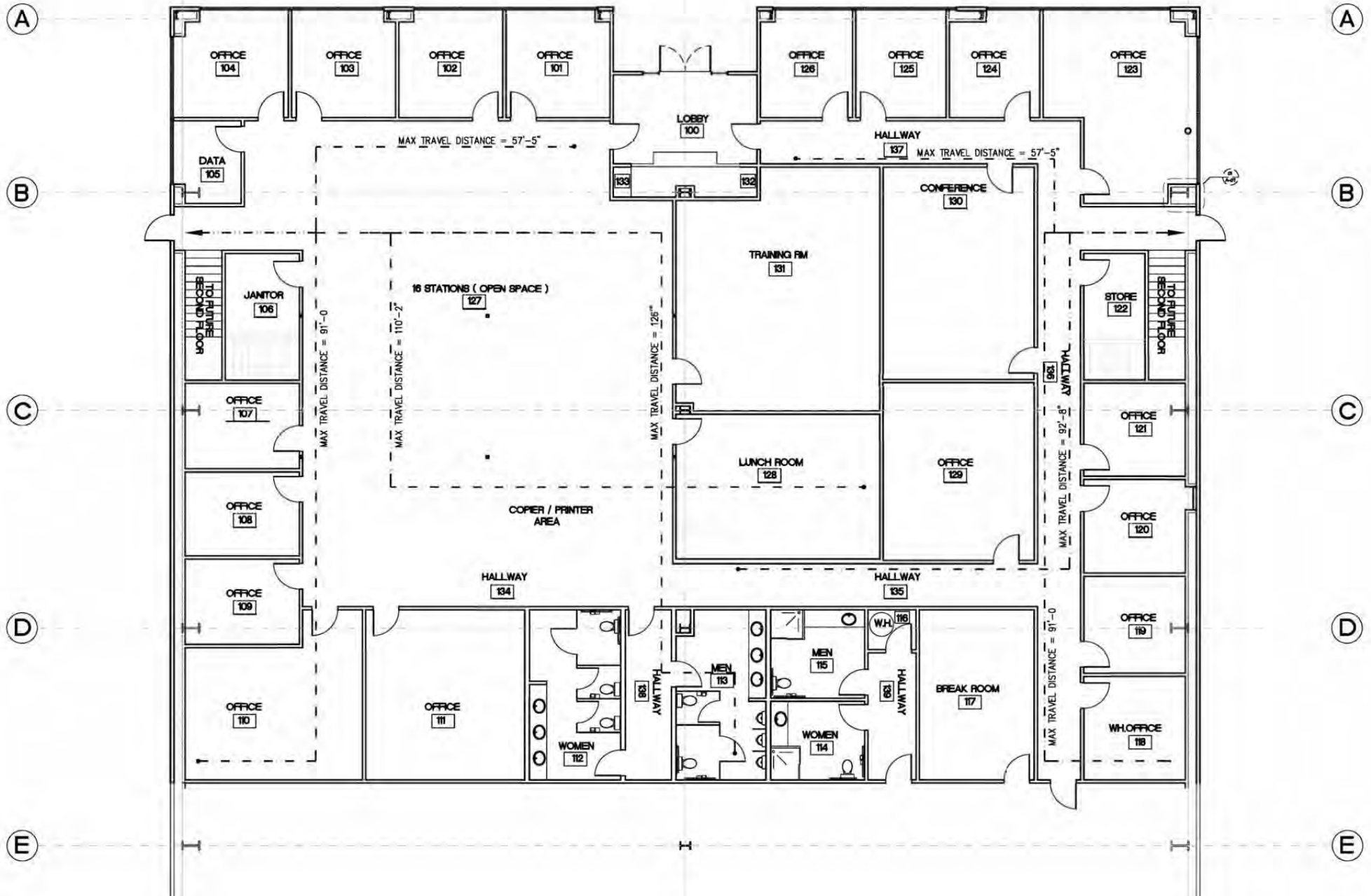














# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

31.5

Median Age



77,894

Households

\$38,159

Median Disposable Income



254,449

2023 Total Population

## EDUCATION

36%

No High School Diploma



34%  
High School Graduate



22%  
Some College



9%  
College Graduate

## INCOME



\$60,475

Average Household Income



\$18,581

Per Capita Income



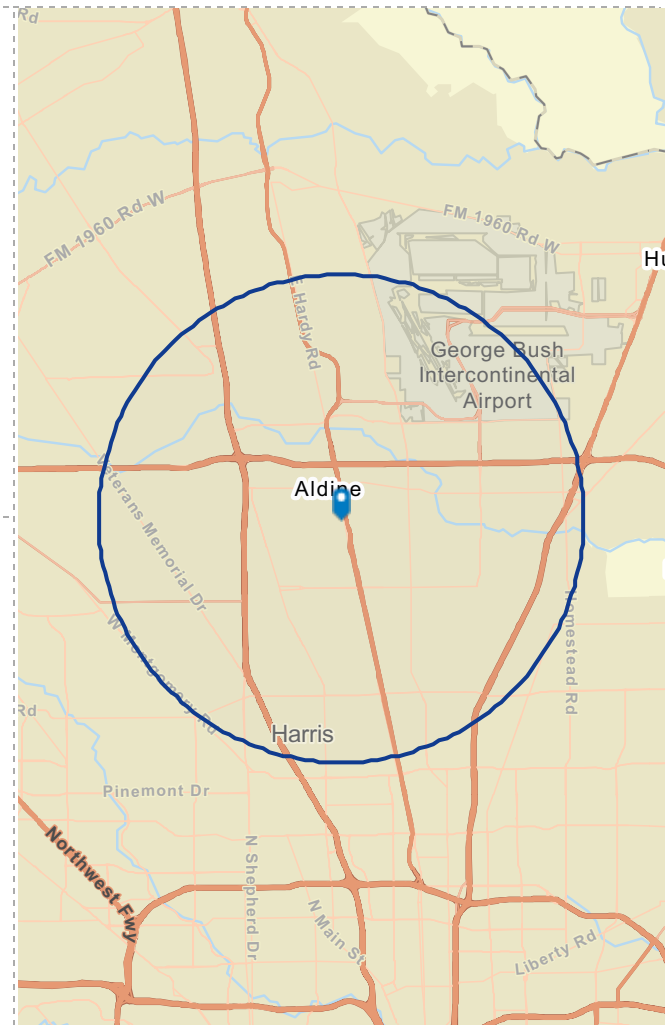
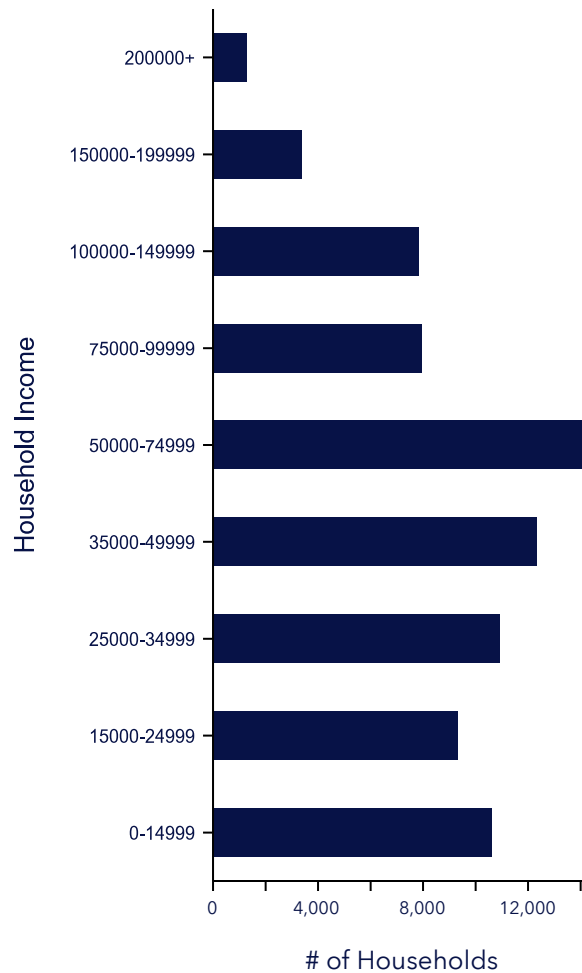
\$273,963

Average Net Worth



\$246,254

Average Home Value



## EMPLOYMENT



39%

White Collar



42%

Blue Collar



19%

Services

3.7%

Unemployment Rate



