

FOR SALE | 182,563 SF

EASTPARK DRIVE BUSINESS CENTER

4749 - 4799 EASTPARK DRIVE | HOUSTON, TX 77028

CUSHMAN & WAKEFIELD

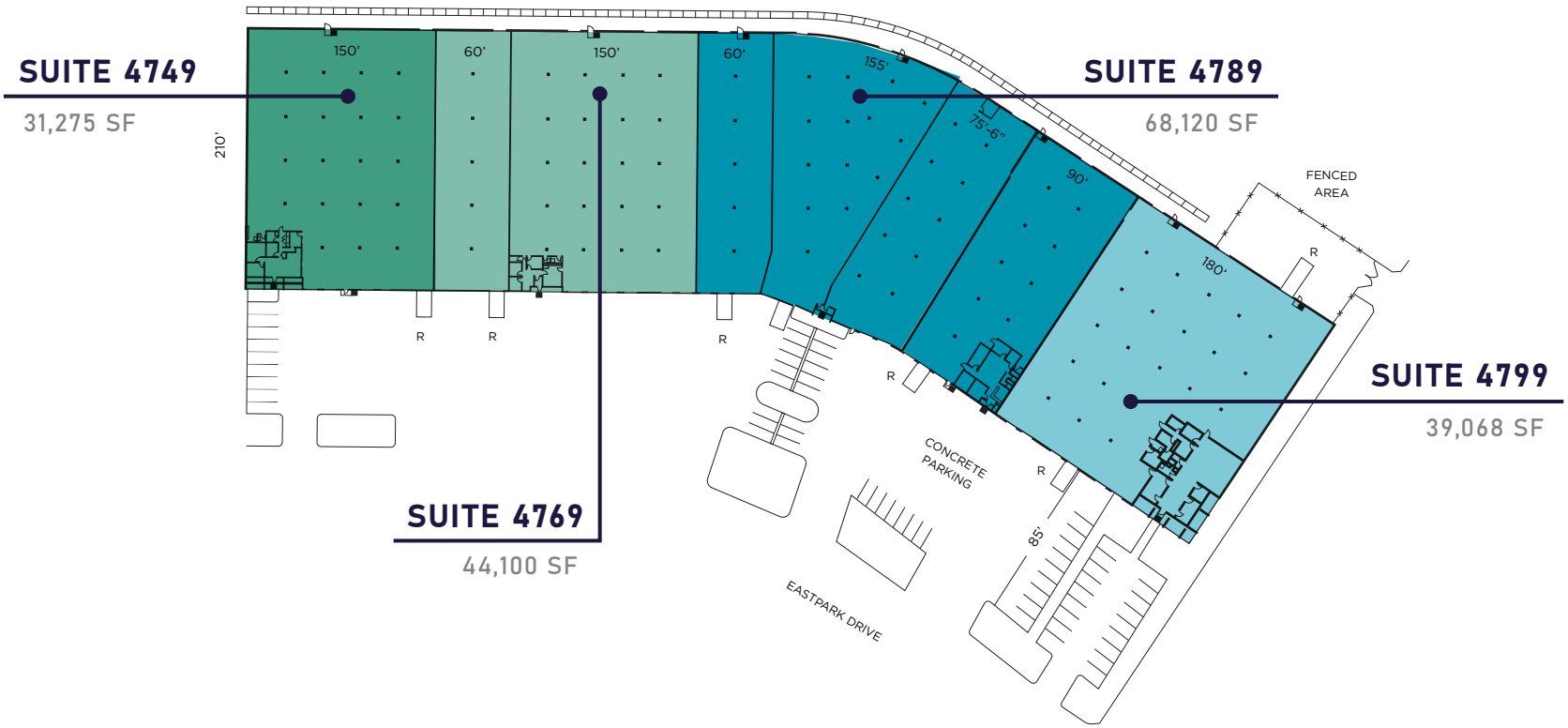
SITE OVERVIEW

- 182,563 SF Total
- 12,263 SF Office (7%)
- 22' Clear height
- 100% Sprinklered (Wet Pipe System)
- 24 Dock High Doors (15 Dock Levelers)
- 6 Ramps
- Rail Served (Active Union Pacific Service)
- Year Built: 1979

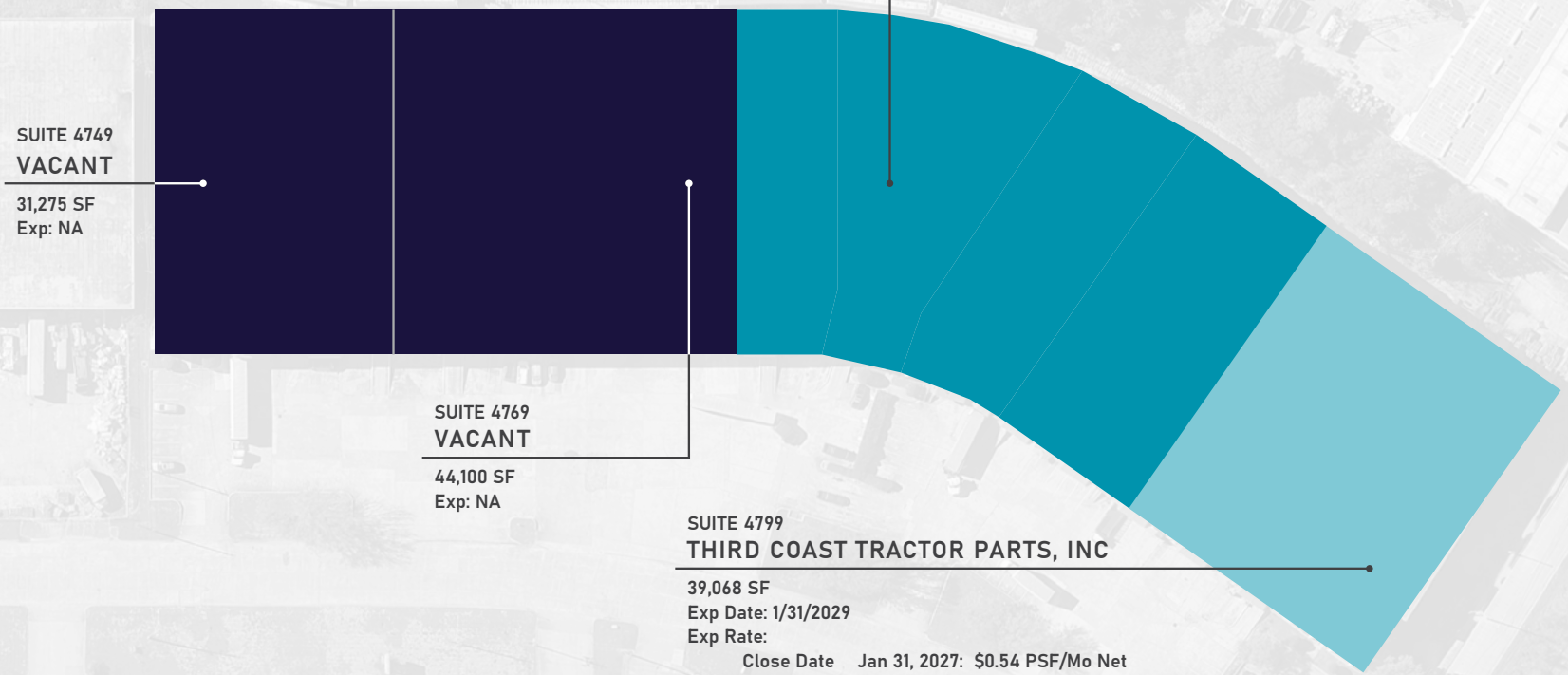
- Frontage on Loop 610
- 2026 Estimated Operating Expenses:

Property Taxes:	$184,980.00	($1.01 PSF/Yr)
Insurance:	$169,656.00	($0.93 PSF/Yr)
CAM/MGMT Fees:	$60,319.28	($0.33 PSF/Yr)
Total:	$414,955.28	($2.27 PSF/Yr)

- 19.75% Term Lease In Place to 3rd Party
- 37.3% Short Term Lease Back Post Closing



OCCUPANCY OVERVIEW



SUITES 4789
C&W PACKAGING, LP
68,120 SF
Exp Date: 6 Months after closing
Exp Rate: Negotiable

SUITE 4749
VACANT
31,275 SF
Exp: NA

SUITE 4769
VACANT
44,100 SF
Exp: NA

SUITE 4799
THIRD COAST TRACTOR PARTS, INC
39,068 SF
Exp Date: 1/31/2029
Exp Rate:

Close Date	Jan 31, 2027: $0.54 PSF/Mo Net
Feb 1, 2027	Jan 31, 2028: $0.56 PSF/Mo Net
Feb 1, 2028	Jan 31, 2029: $0.58 PSF/Mo Net

LEASE EXPIRATION SCHEDULE

VACANT	6 MO AFTER CLOSING	LEASED UNTIL 2029
75,375 SF	68,120 SF	39,068 SF
41%	27%	21%

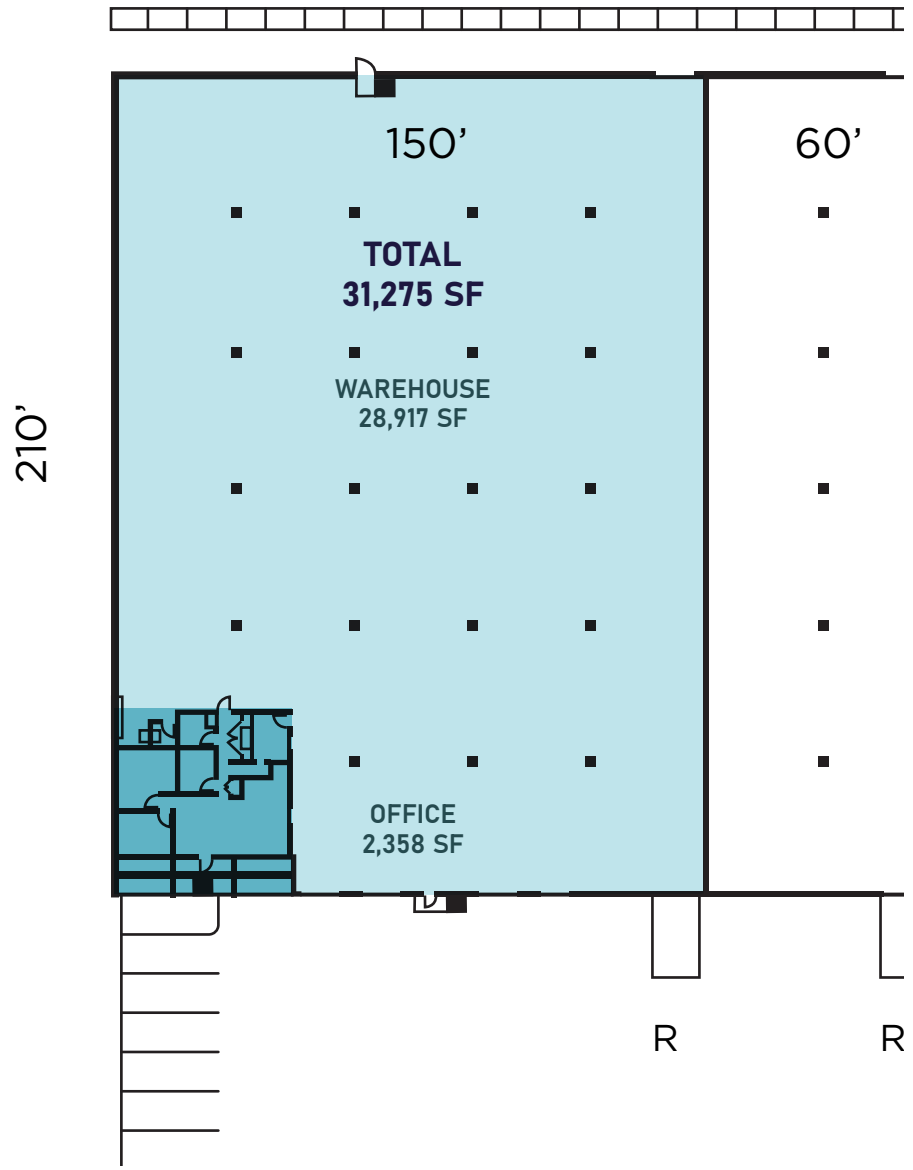
SUITE HIGHLIGHTS

SUITE 4749

31,275 SF

4749 EASTPARK DRIVE
HOUSTON, TX 77028

- **VACANT**
- 31,275 SF Available
- 2,358 SF Office
- 28,917 SF Warehouse
- 22’ Clear Height
- Fully Sprinklered
- 4 Dock-High Doors w/ Dock Levelers
- 1 Drive-in Ramp
- 1/1000 Parking Ratio
- Tiltwall Construction
- Rail Access Available
- End-Cap Space
- HLVS Fans



EASTPARK DRIVE BUSINESS CENTER

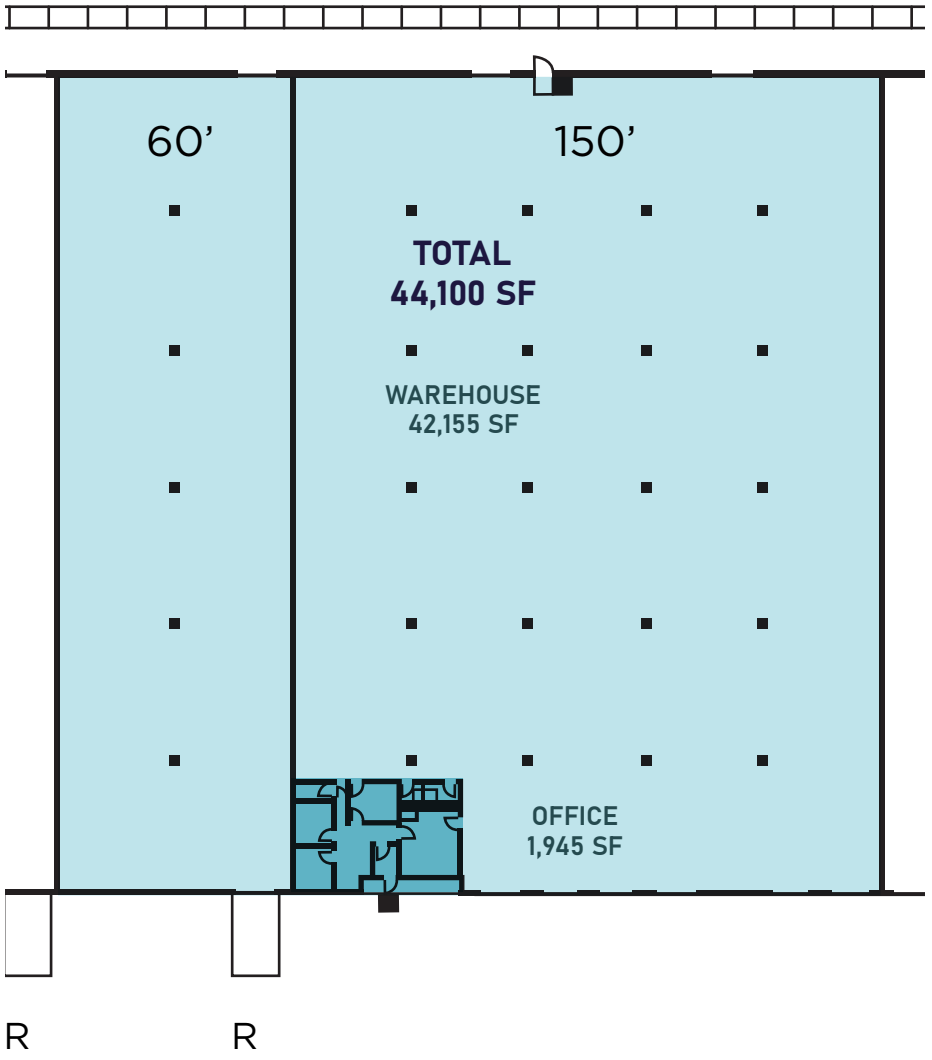
SUITE HIGHLIGHTS

SUITE 4769

44,100 SF

4769 EASTPARK DRIVE
HOUSTON, TX 77028

- **VACANT**
- 44,100 SF Available
- 1,945 SF Office
- 42,155 SF Warehouse
- 22' Clear Height
- Fully Sprinklered
- 8 Dock-High Doors w/ 6 Pit Levelers & 1 Edge-of-Dock Leveler
- 1 Drive-in Ramp
- 1/1000 Parking Ratio
- Tiltwall Construction
- Rail Access Available



EASTPARK DRIVE BUSINESS CENTER

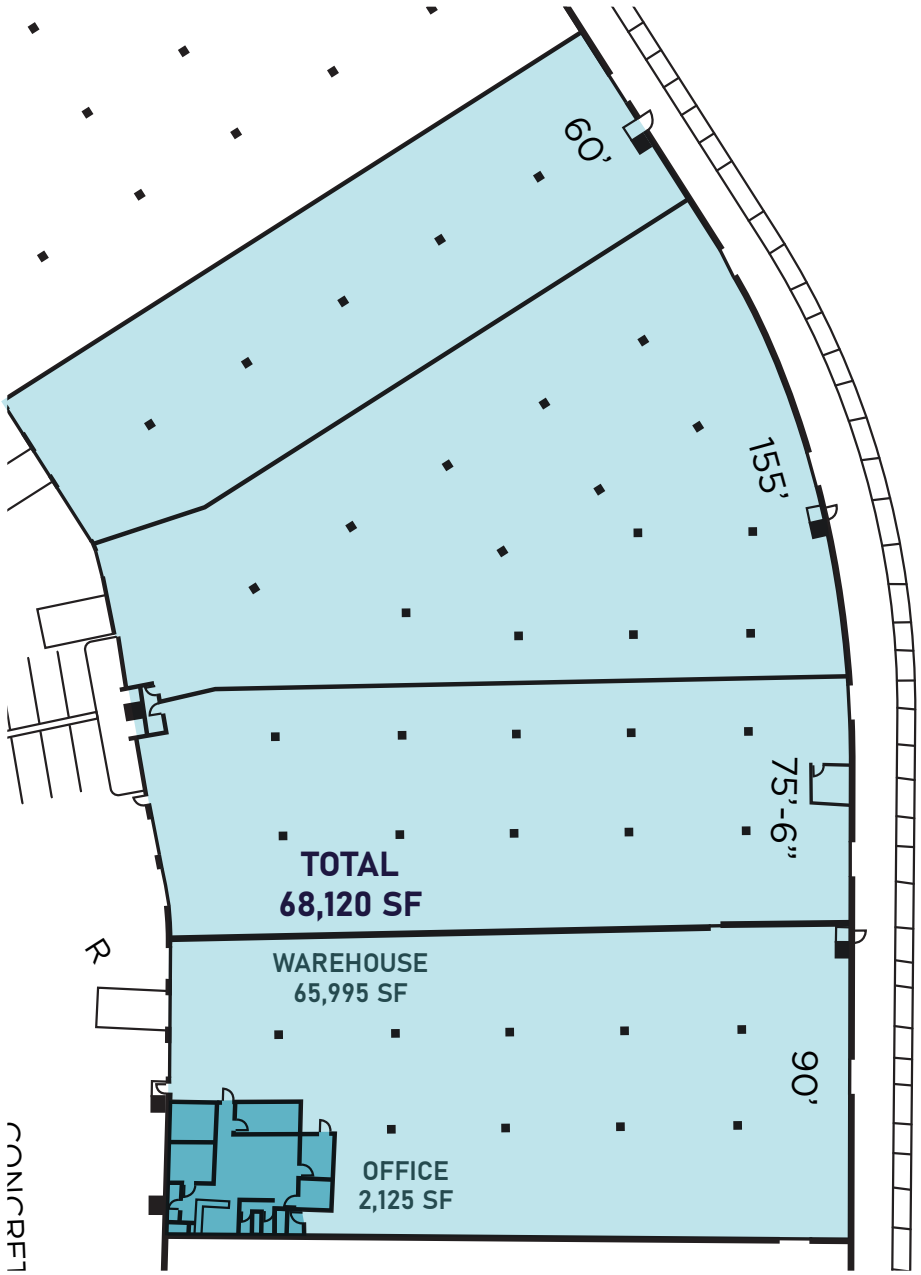
SUITE HIGHLIGHTS

SUITE 4789

68,120 SF

4789 EASTPARK DRIVE
HOUSTON, TX 77028

- **OCCUPIED 6 MONTHS AFTER CLOSING**
- 68,120 SF Available
- 2,125 SF Office
- 65,995 SF Warehouse
- 22' Clear Height
- Fully Sprinklered
- 6 Dock-High Doors w/ 2 Pit Levelers
- 3 Drive-in Ramp
- 1/1000 Parking Ratio
- Tiltwall Construction
- Rail Access Available



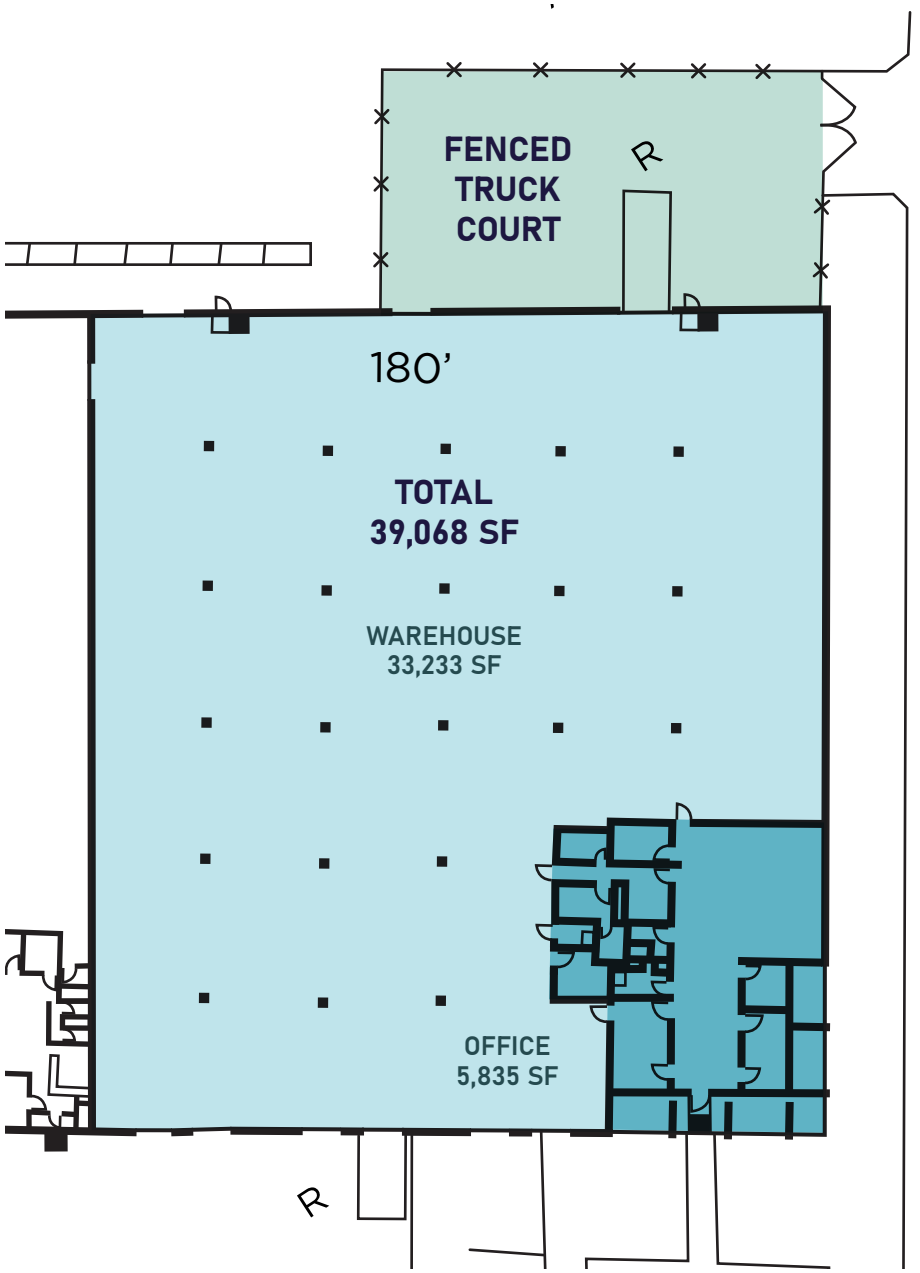
SUITE HIGHLIGHTS

SUITE 4799

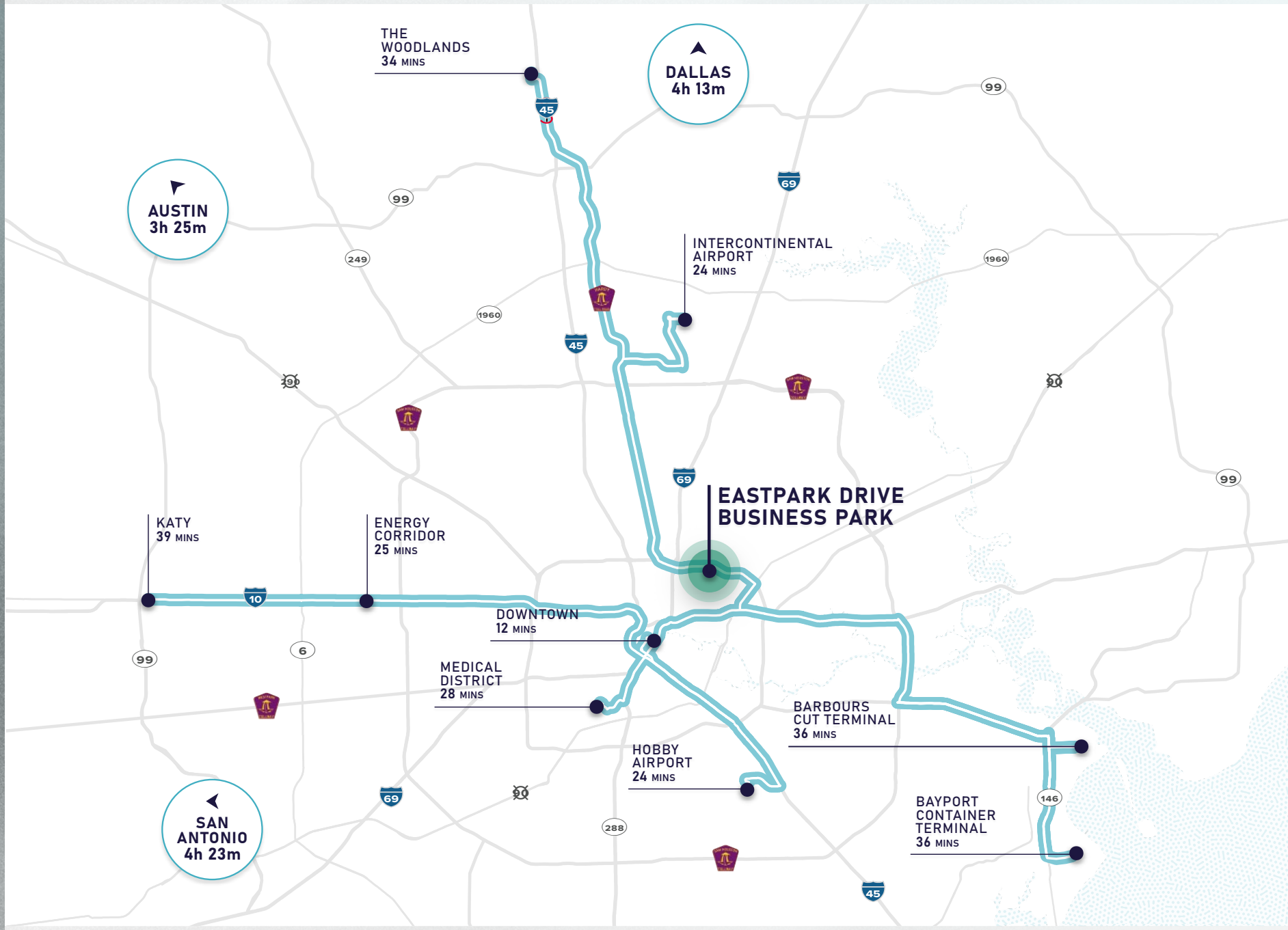
39,068 SF

4799 EASTPARK DRIVE
HOUSTON, TX 77028

- **LEASED UNTIL JANUARY 2029**
- 39,068 SF Available
- 5,835 SF Office
- 33,233 SF Warehouse
- 22’ Clear Height
- Fully Sprinklered
- 6 Dock-High Doors w/ 2 Pit Levelers
- 2 Drive-in Ramps
- Fenced Private Truck Court
- 1/1000 Parking Ratio
- Tiltwall Construction
- Rail Access Available



PRIME INFILL LOCATION





FOR MORE INFO, PLEASE CONTACT:

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