

# EMMOTT BUSINESS CENTER

8807 – 8815 EMMOTT ROAD, HOUSTON, TX 77040



**NORTHWEST HOUSTON  
SUBMARKET**



**GREAT ACCESS TO US-290  
AND BELTWAY 8**



**24' CLEAR HEIGHT**



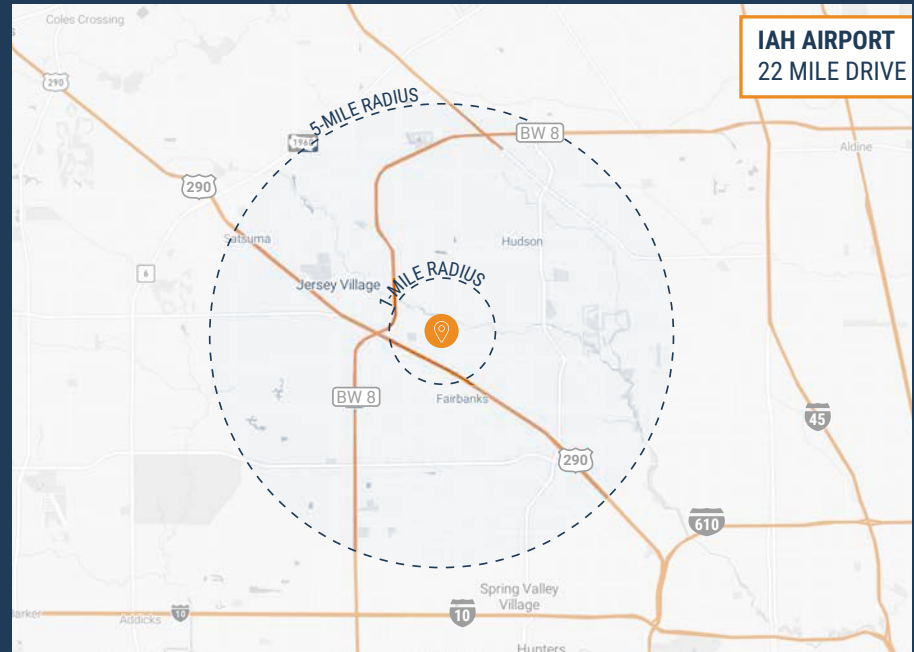
**3-PHASE POWER (480 V)**



**12'X14' GRADE-LEVEL  
LOADING DOORS**



**2,400 SF – 24,000 SF  
SUITES AVAILABLE**



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FORT CAPITAL

*This information is deemed reliable, however, Fort Capital makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.*



SITE PLAN



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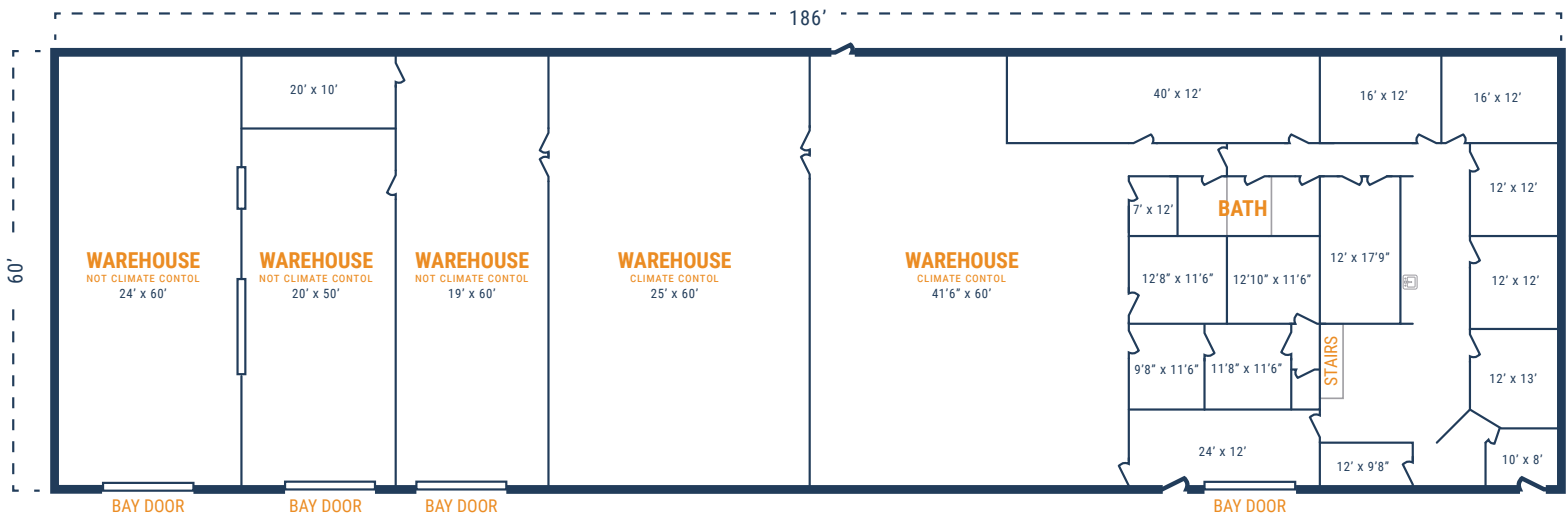


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## FLOOR PLAN – AVAILABLE FEBRUARY 2024

- » 11,400 SF Total Available
- » 3,420 SF Office
- » 7,980 SF Warehouse
- » Upstairs Storage
- » (4) 12' x 14' Grade Level Doors
- » 18' Clear Height
- » Tenant-Controlled HVAC



\*\*All SF labels are approximations

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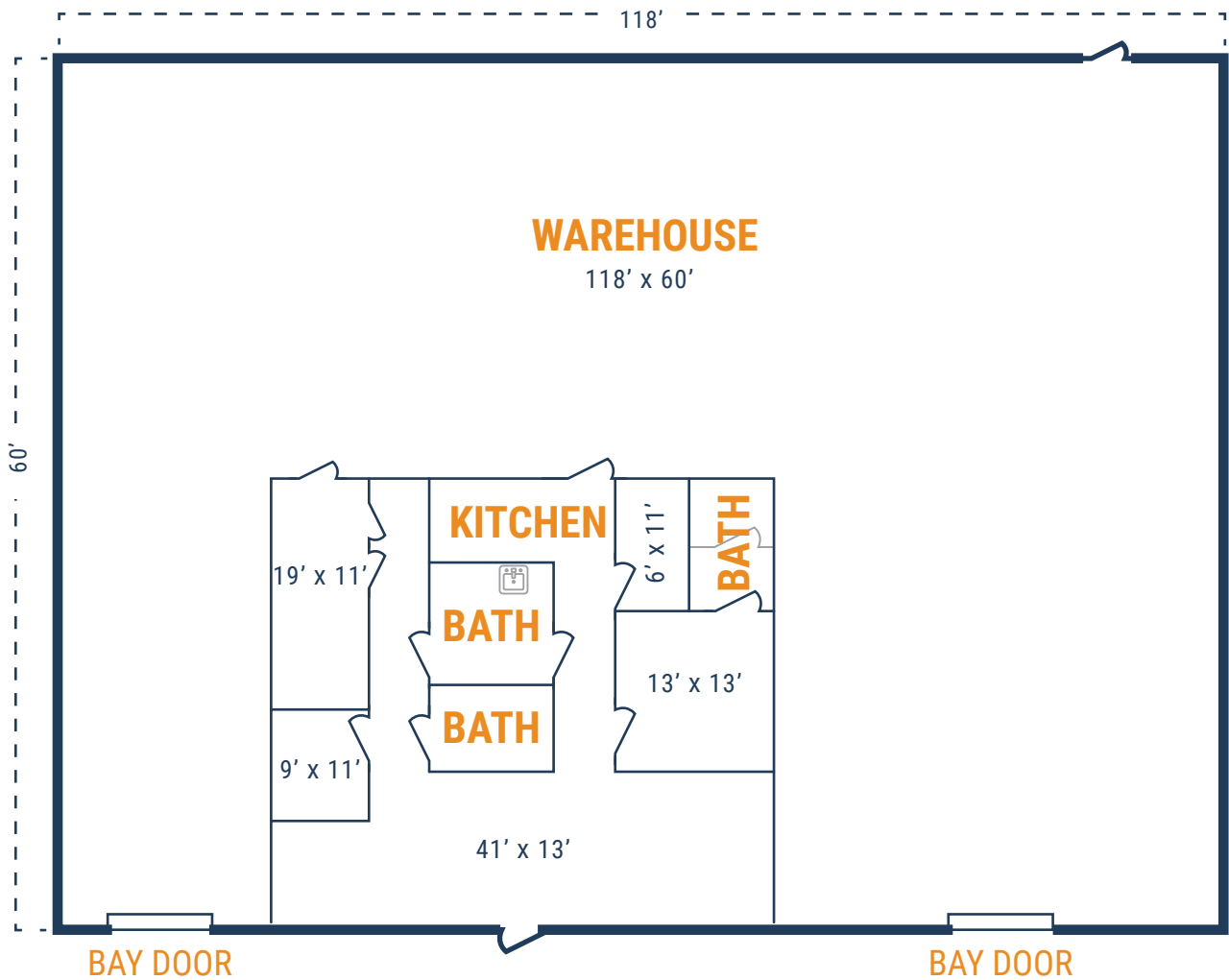


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## FLOOR PLAN – AVAILABLE FEBRUARY 2024

- » 7,080 SF Total Available
- » 1,416 SF Office
- » 5,664 SF Warehouse
- » (2) 12' x 14' Grade Level Doors
- » 18' Clear Height
- » Tenant-Controlled HVAC



*\*\*All SF labels are approximations*

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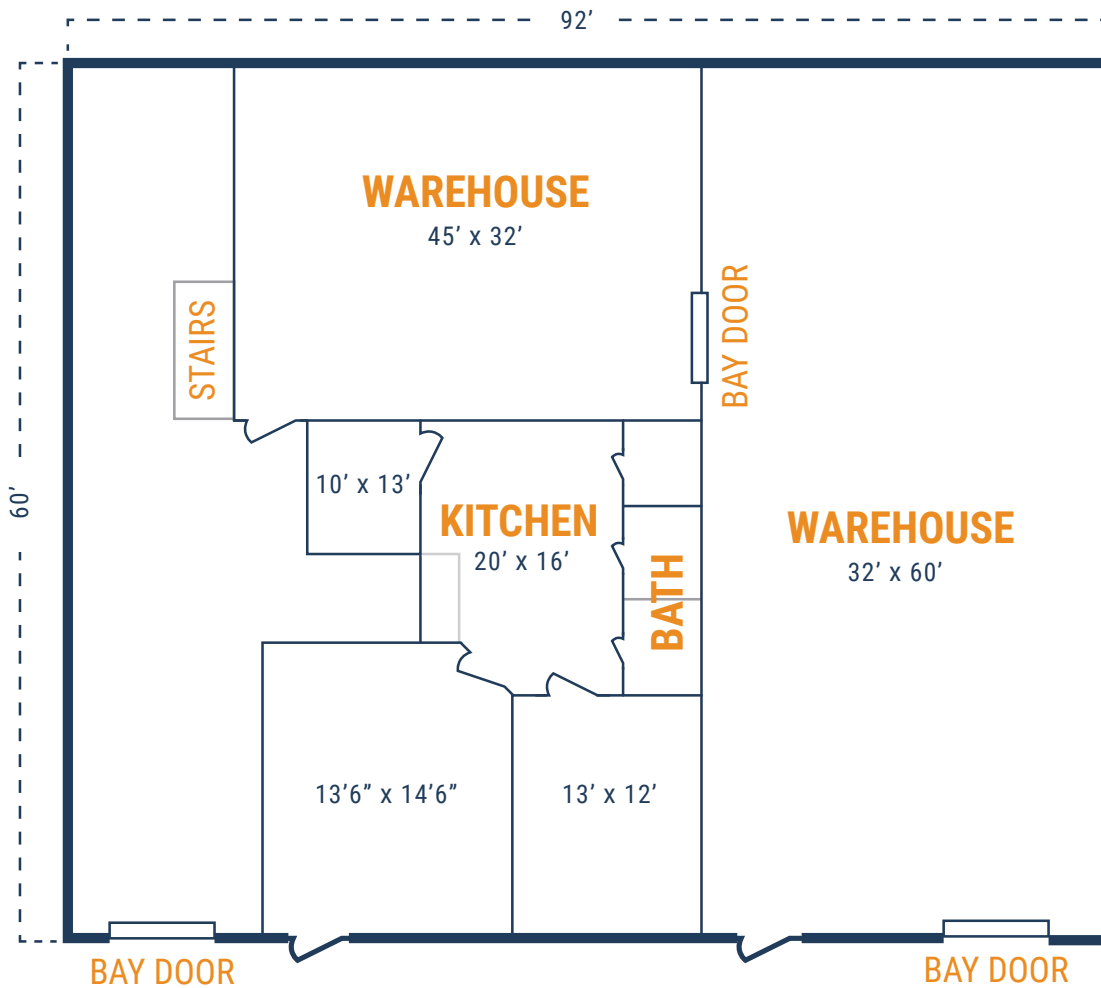


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 5,520 SF Total Available
- » 828 SF Office
- » 4,692 SF Warehouse
- » Upstairs Storage
- » (3) 12' x 14' Grade Level Doors
- » 18' Clear Height
- » Tenant-Controlled HVAC



*\*\*All SF labels are approximations*

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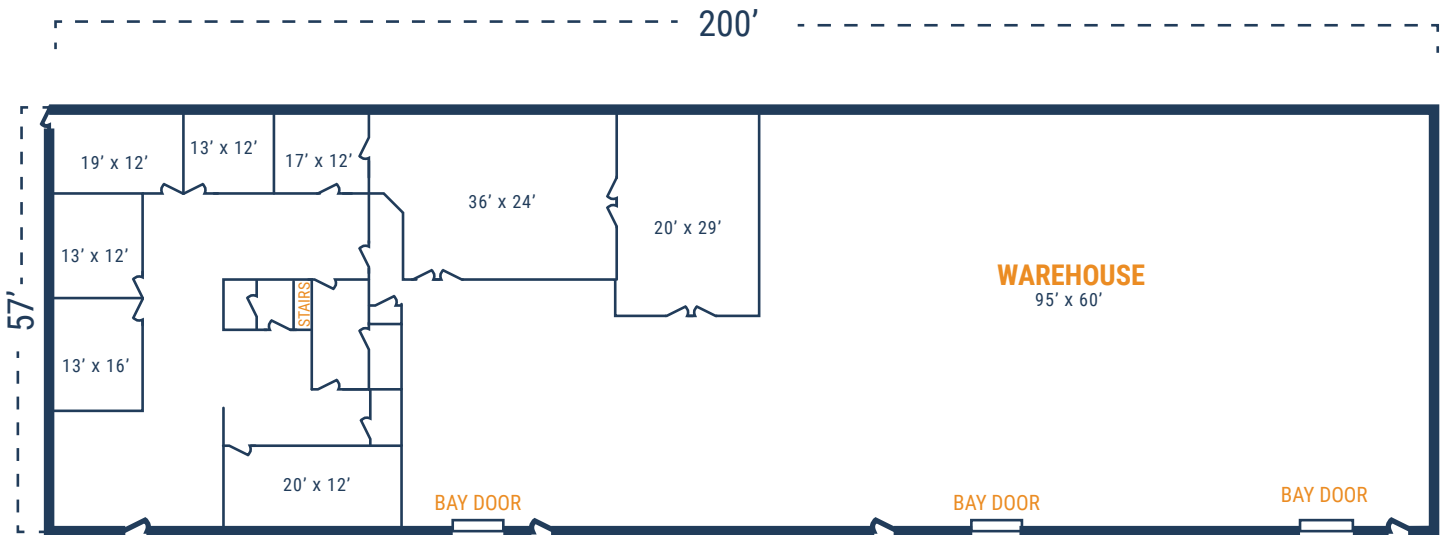


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 12,000 SF Total Available
- » 4,000 SF Downstairs Office
- » 3,184 SF Upstairs Office
- » 7,100 SF Warehouse
- » (3) 12' x 14' Grade Level Doors
- » 3 Phase Power



### UPSTAIRS

\*\*All SF labels are approximations

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