

# EMMOTT BUSINESS CENTER

8807 – 8815 EMMOTT ROAD, HOUSTON, TX 77040



**NORTHWEST HOUSTON  
SUBMARKET**



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



**24' CLEAR HEIGHT**



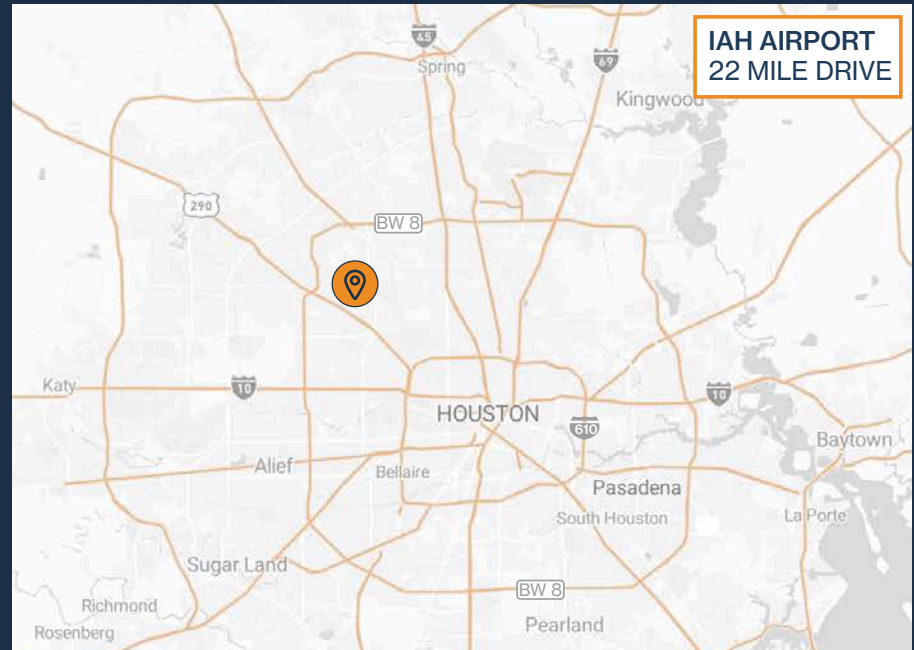
**3-PHASE POWER (480 V)**



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



**2,400 SF – 24,000 SF**



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**FORT**  
LEASING

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



## SITE PLAN



## RYAN YOUNG



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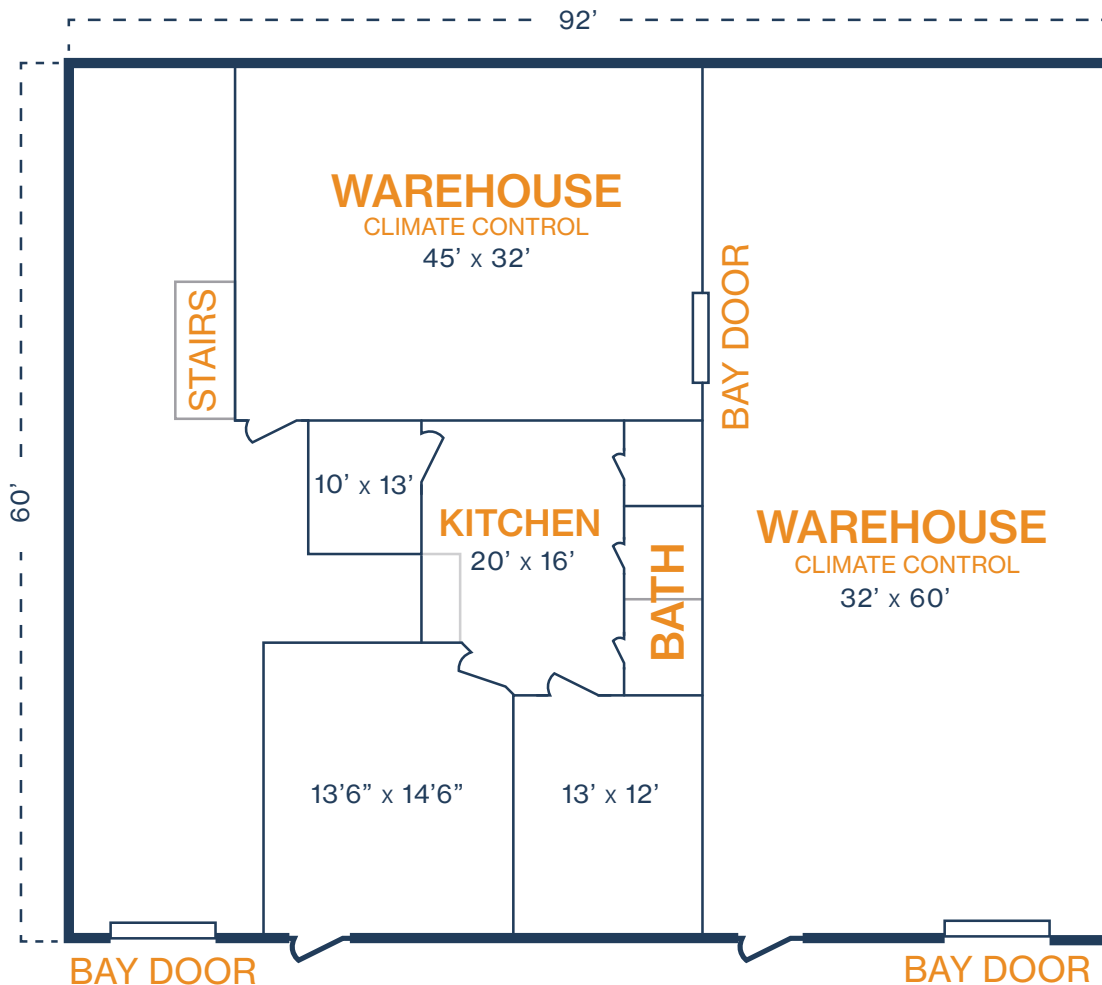


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 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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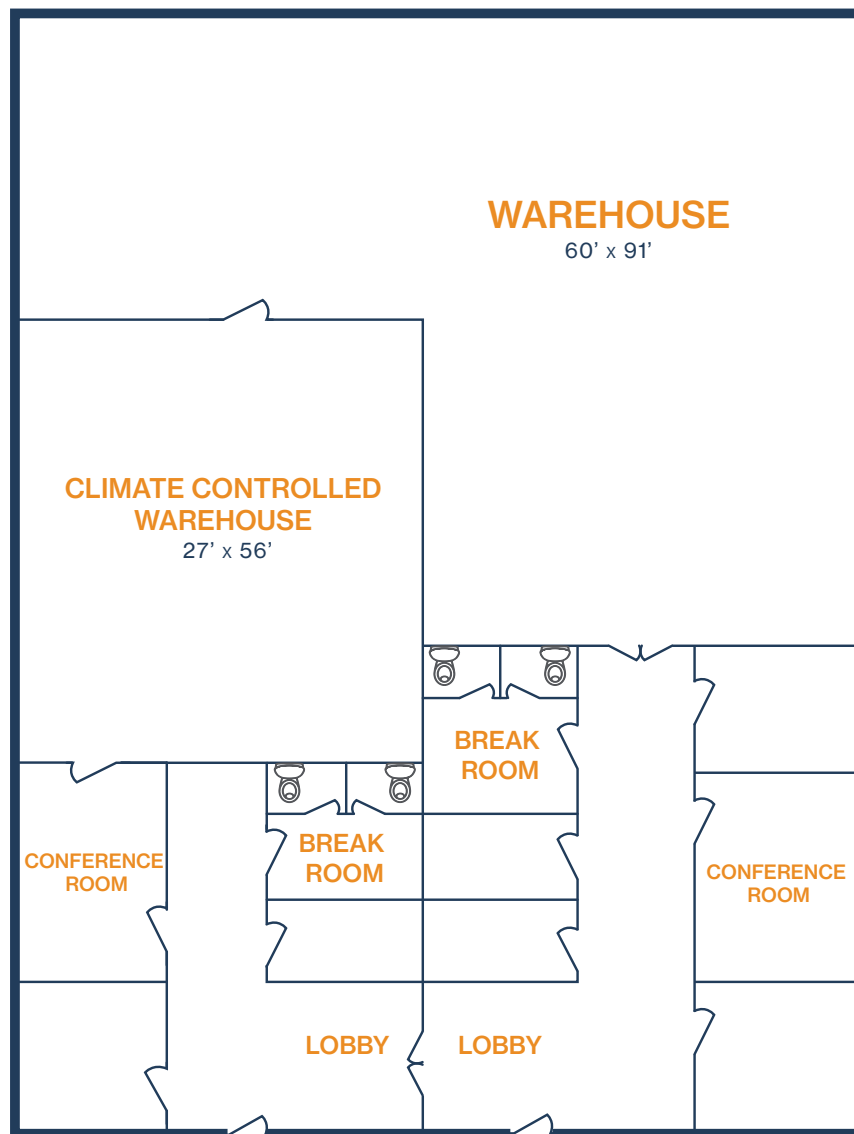


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 9,000 SF Total Available
- » 3 Phase / 480 Volts
- » Partially Climate Controlled
- » Ample Parking
- » (3) 12' x 14' Grade Level Doors



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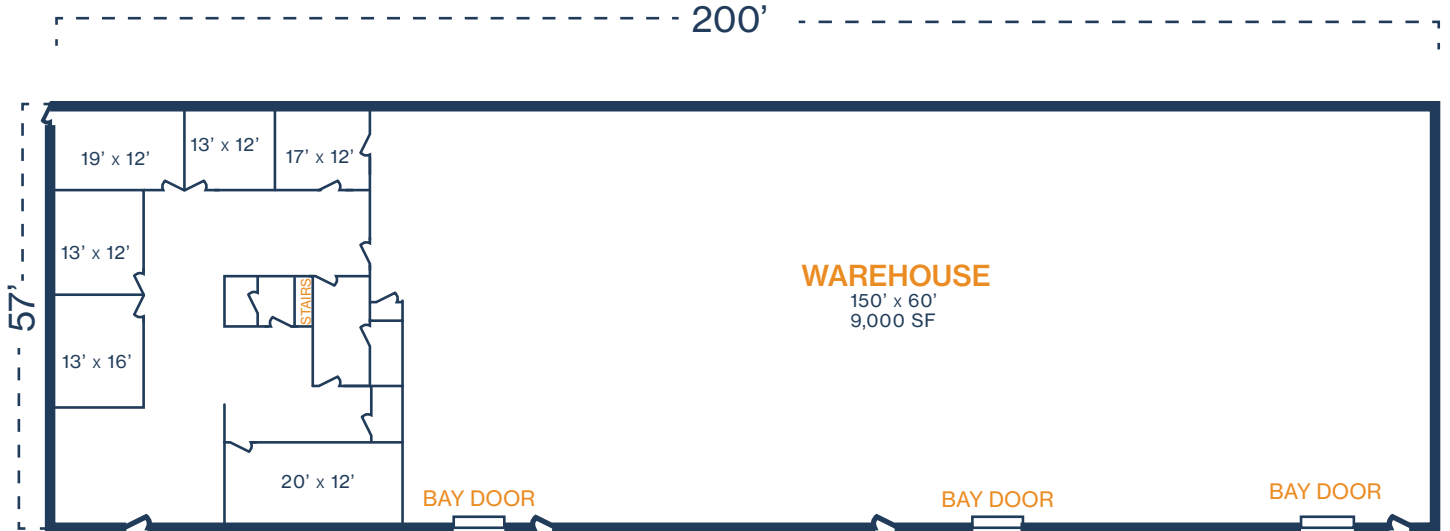


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 12,000 SF Total Available
- » 3,000 SF Downstairs Office
- » 9,000 SF Warehouse
- » 3,000 SF Upstairs Office
- » (3) 12' x 14' Grade Level Doors
- » 3 Phase Power



### UPSTAIRS

\*\*All SF labels are approximations

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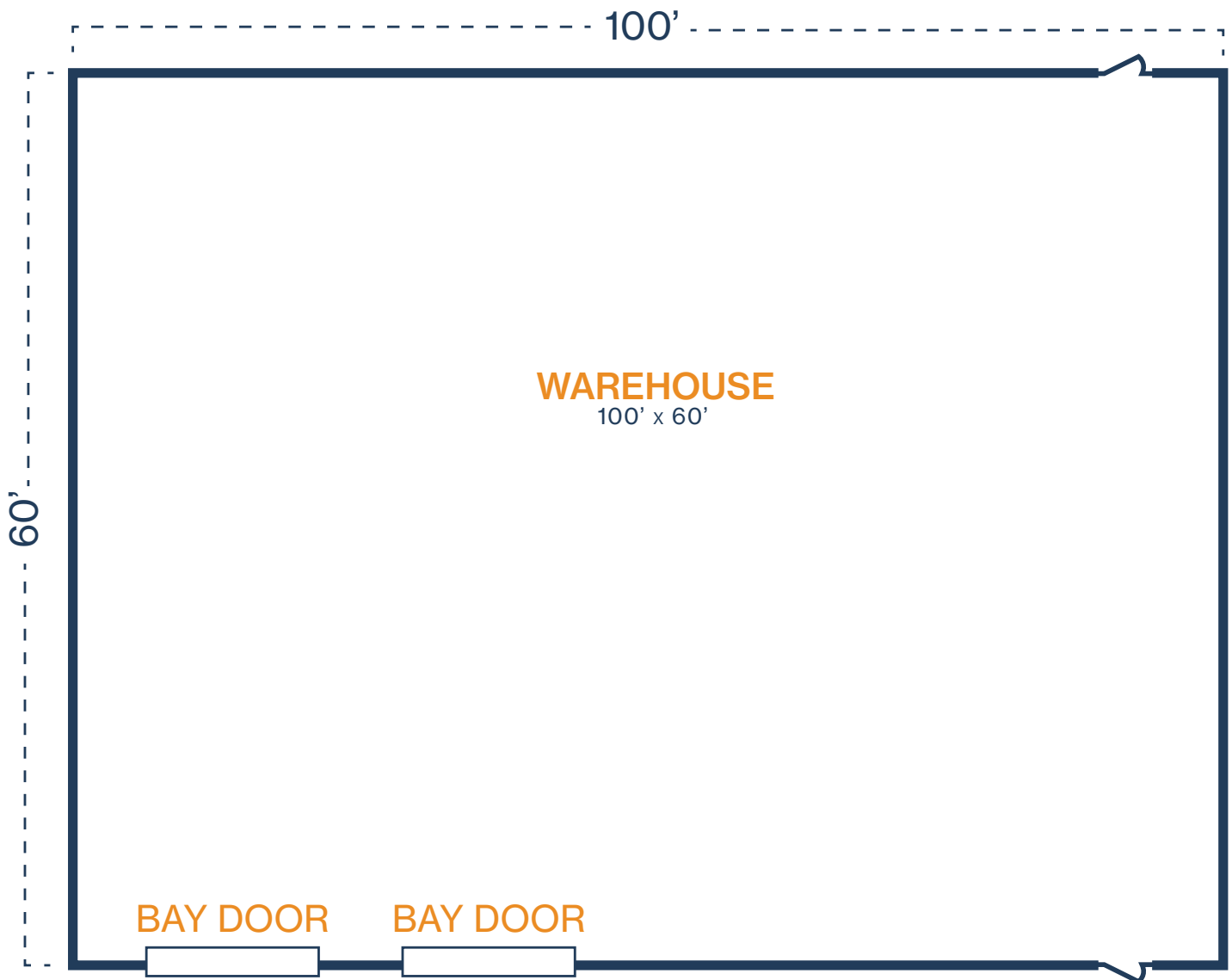


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 6,000 SF Total Available
- » Warehouse Only
- » (2) Bay Doors



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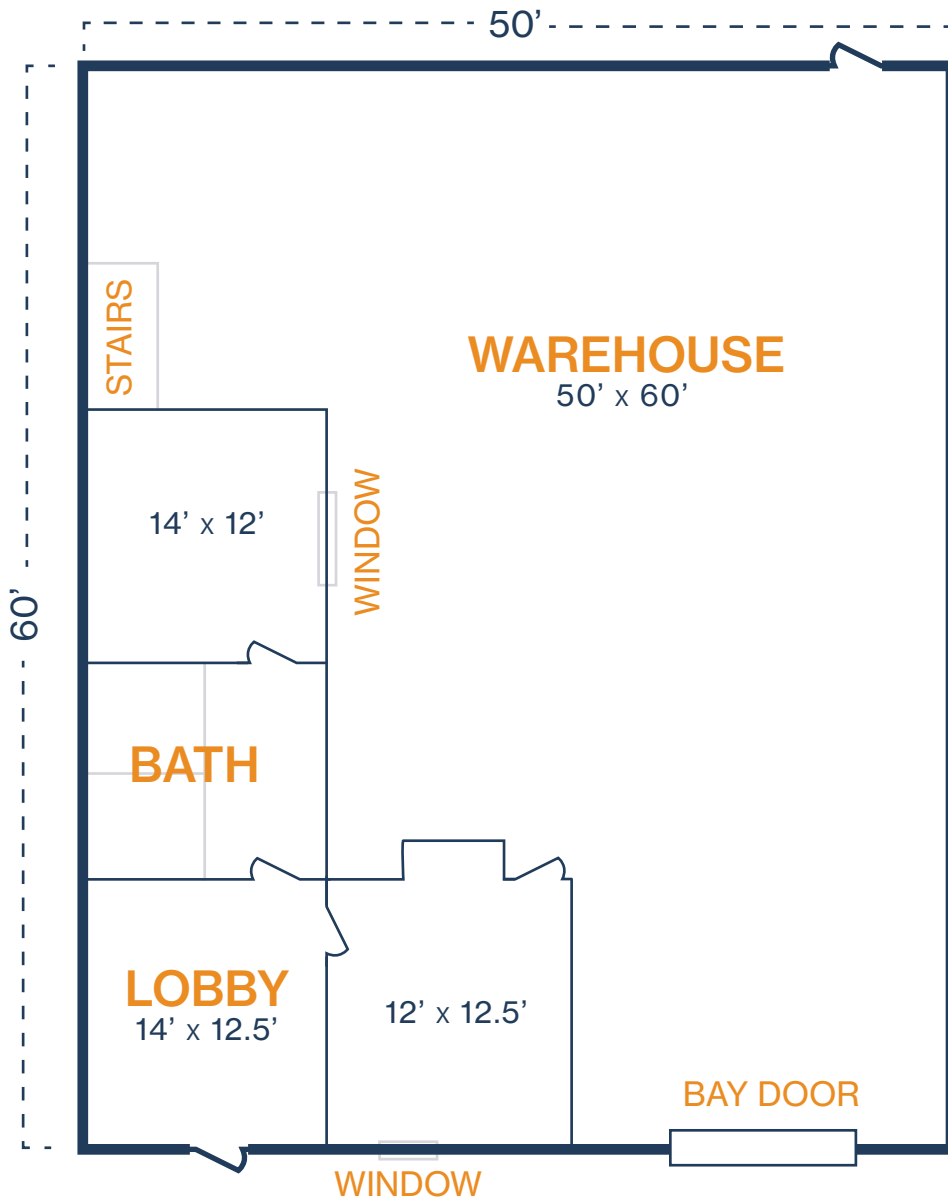


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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 3,000 SF Total Available
- » 661 SF Office
- » 2,339 SF Warehouse
- » (1) Bay Door
- » 3 Phase Power
- » Upstairs Storage



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