

# EMMOTT BUSINESS CENTER

8807 – 8815 EMMOTT ROAD, HOUSTON, TX 77040



**NORTHWEST HOUSTON  
SUBMARKET**



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



**24' CLEAR HEIGHT**



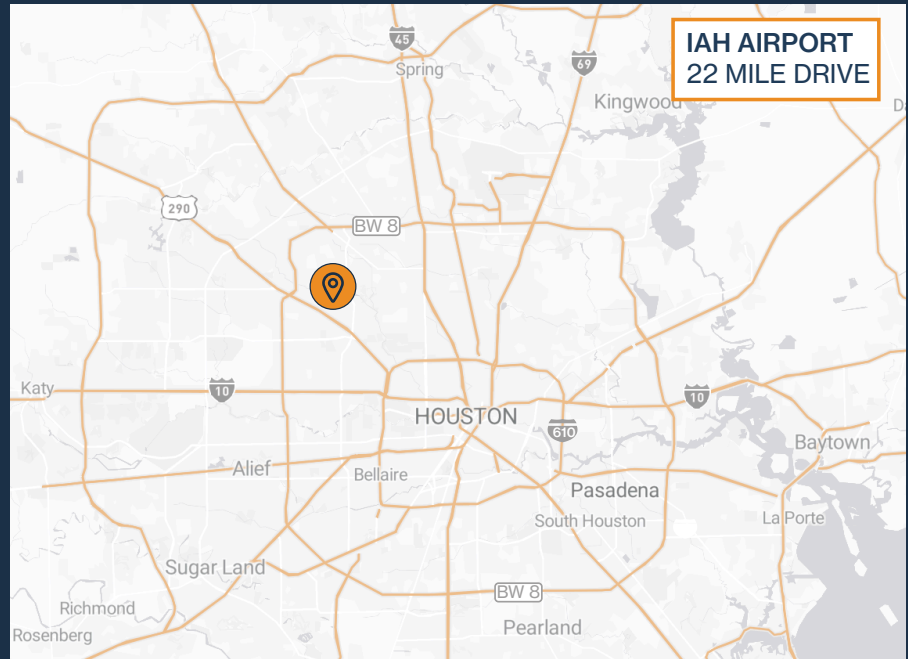
**3-PHASE POWER (480 V)**



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



**2,400 SF – 12,000 SF  
SUITES AVAILABLE**



**RYAN YOUNG**



281.584.3320



ryan.young@fort-companies.com



**FORT**  
LEASING

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





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# EMMOTT BUSINESS CENTER

8807-8815 EMMOTT RD  
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## SITE PLAN



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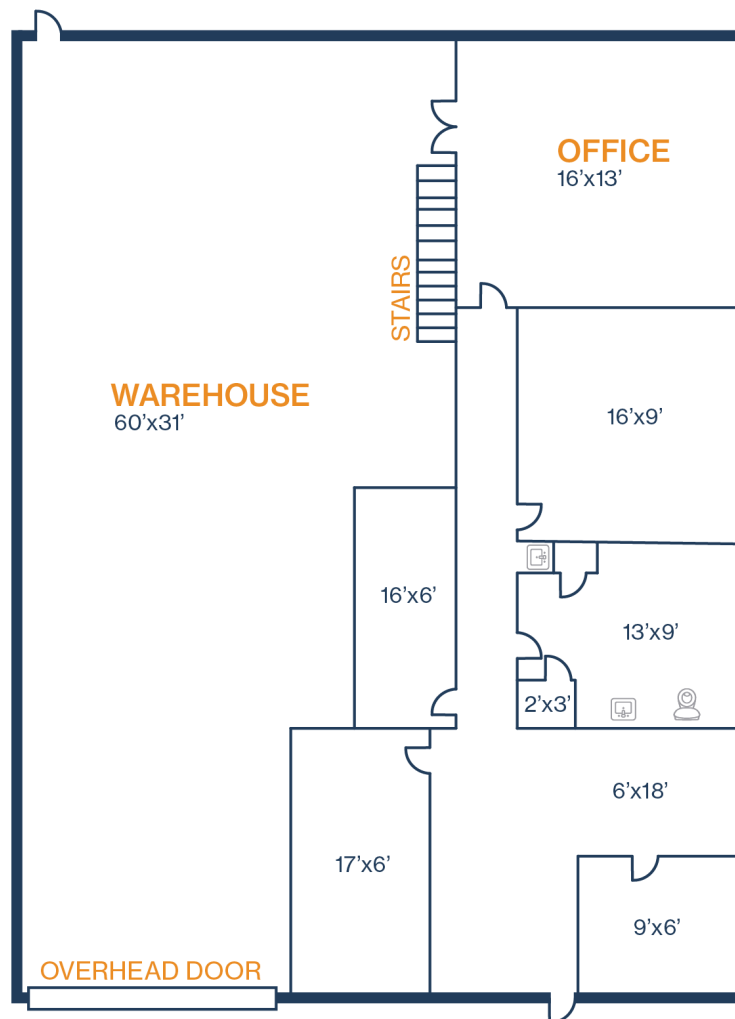
# EMMOTT BUSINESS CENTER

8807-8815 EMMOTT RD  
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## UNIT 815-1200 – 3,000 SF

900 SF OFFICE / 2,100 SF WAREHOUSE

- 24' Clear Height
- 3 Phase Power
- (1) Bay Doors



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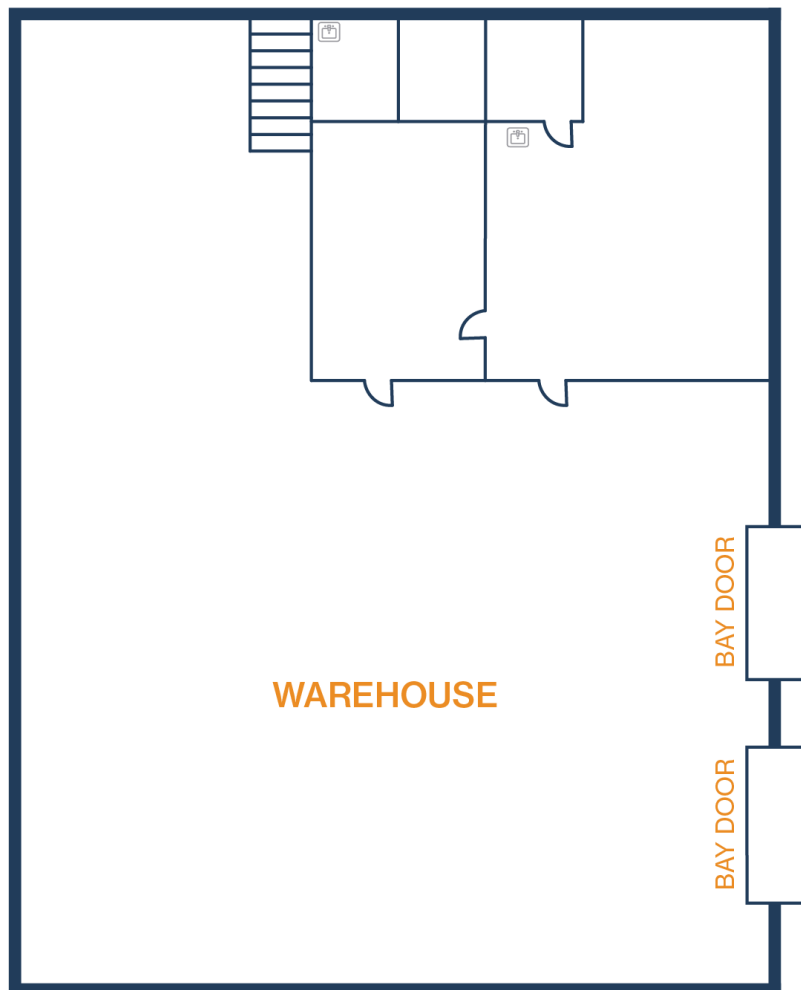
# EMMOTT BUSINESS CENTER

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HOUSTON, TEXAS 77040

## UNIT 811-100 – 6,000 SF

600 SF OFFICE / 5,400 SF WAREHOUSE

- 24' Clear Height
- 3 Phase Power
- (2) Bay Doors
- Climate Controlled Warehouse



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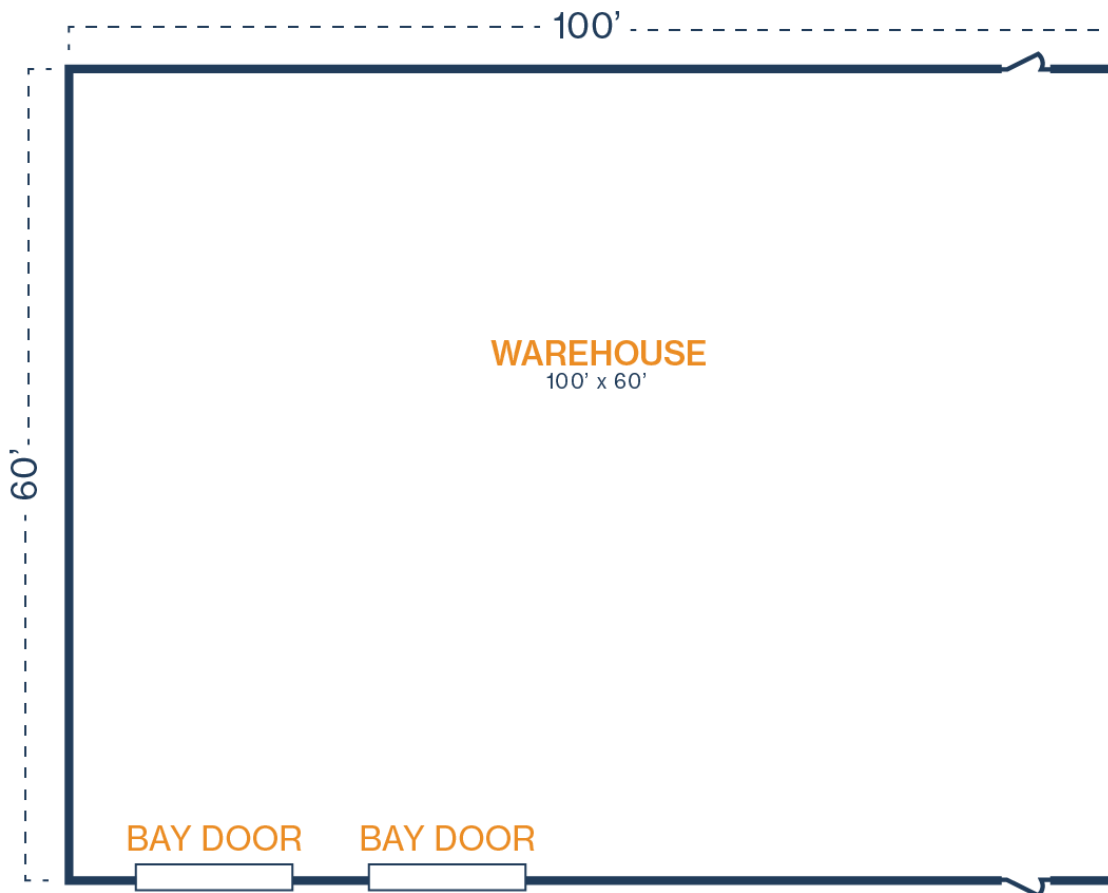
# EMMOTT BUSINESS CENTER

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## UNIT 811-300 – 6,000 SF

0 SF OFFICE / 6,000 SF WAREHOUSE

- 24' Clear Height
- 3 Phase Power
- (2) Bay Doors





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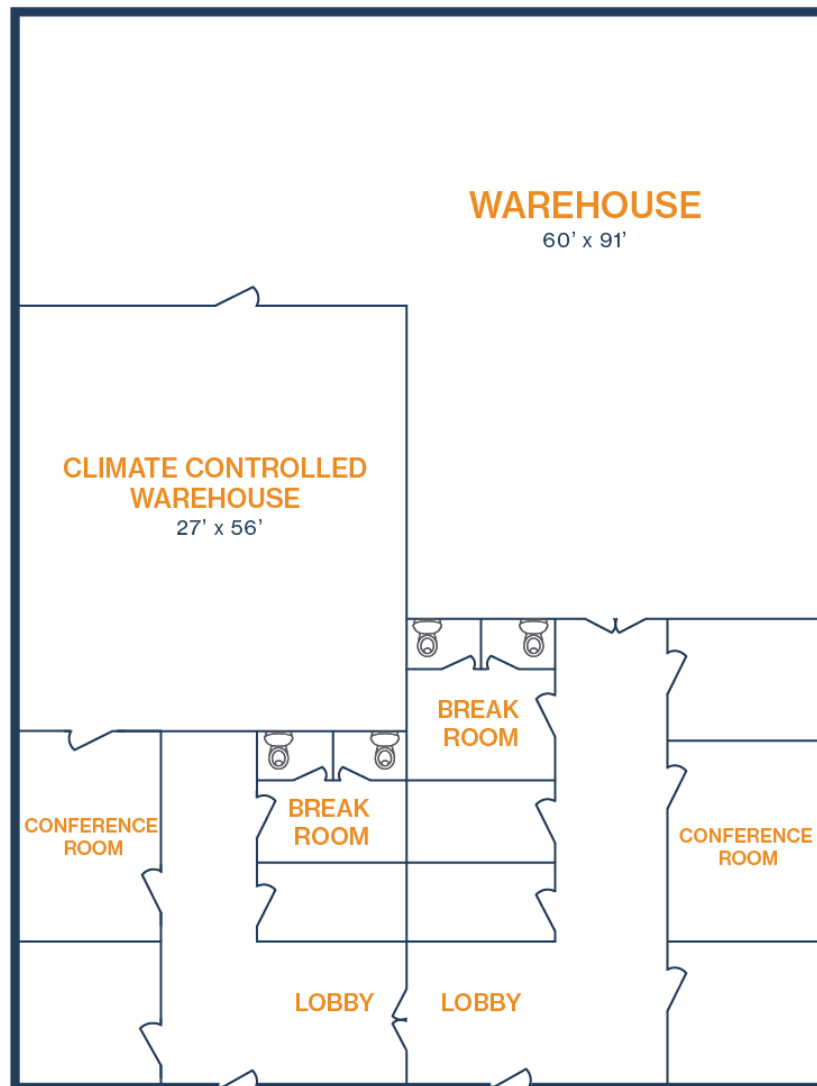
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## UNIT 807-1100 & 1200 – 9,000 SF

5,850 SF OFFICE / 3,150 SF WAREHOUSE

- 24' Clear Height
- 3 Phase Power





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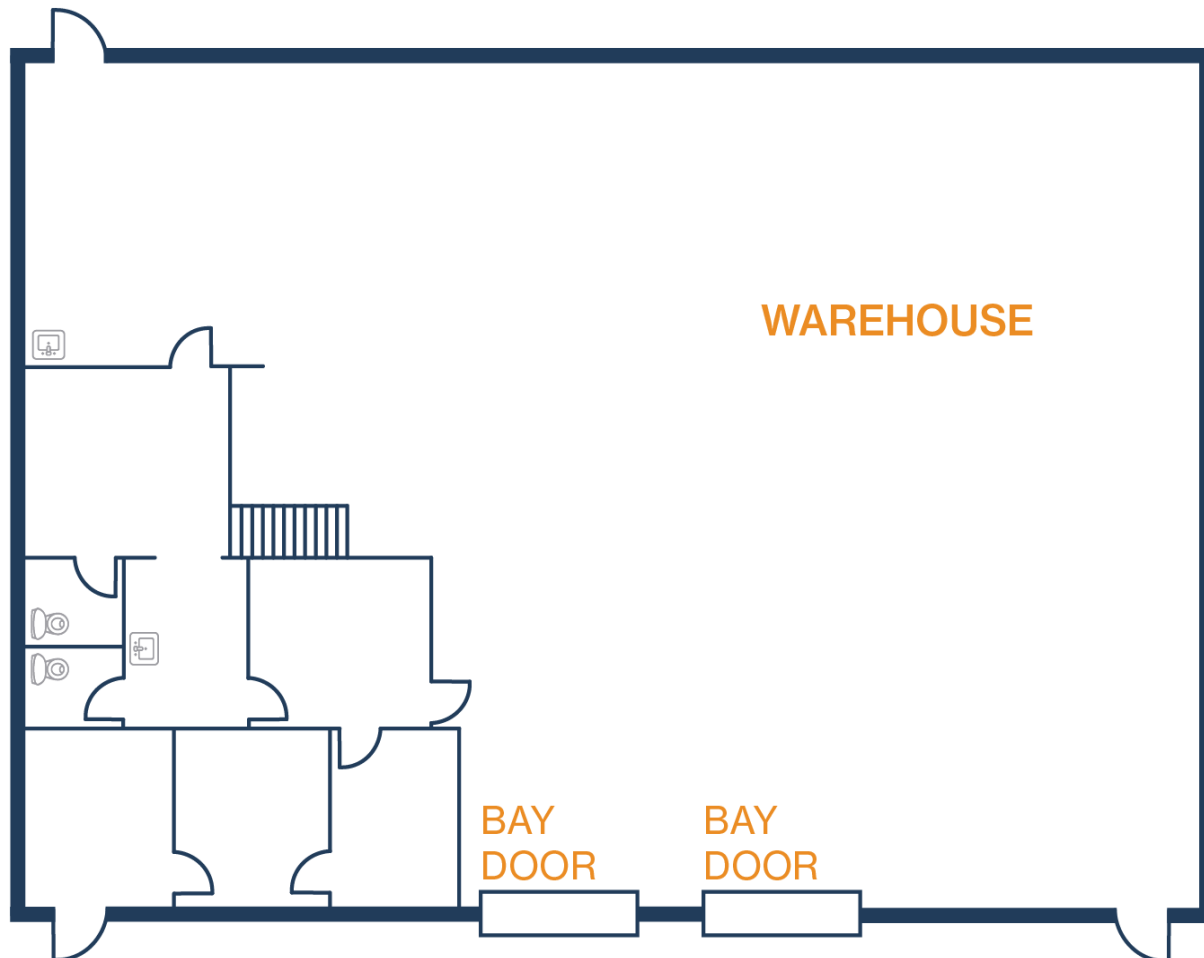
# EMMOTT BUSINESS CENTER

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## UNIT 807-1400 – 6,000 SF

900 SF OFFICE / 5,100 SF WAREHOUSE

- 24' Clear Height
- 3 Phase Power
- (2) Bay Doors



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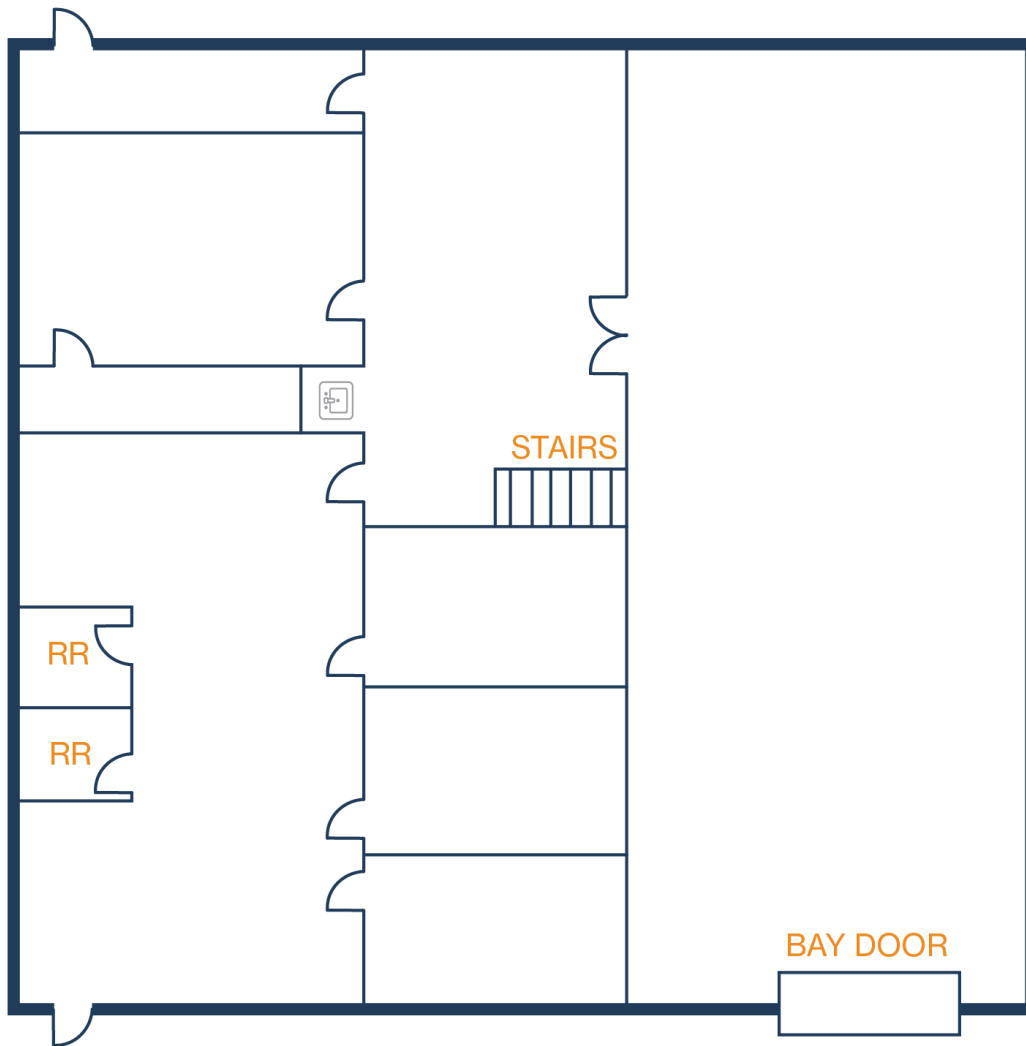
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## UNIT 807-600 – 3,000 SF

1,200 SF OFFICE / 1,800 SF WAREHOUSE

- 24' Clear Height
- 3 Phase Power
- (1) Bay Door



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