

TO ALL INTERESTED PARTIES:

**ONE SHELL COMPLETE WAREHOUSE REMAINS UNCOMMITTED IN THE CAMPBELL ROAD INDUSTRIAL PARK—The 13,000sf warehouse at 5615 Campbell.
5603 Campbell has a contract pending.**

We appreciate your contacting us to discuss how we can help you structure a deal for your purchase and lease prospects.

Please Note:

- 1.) Very competitive deals, and turn-key custom buildouts are available, and the owner is very flexible—see lease package below.
- 2.) The warehouses are FOR SALE OR LEASE, and A LEASE WITH PURCHASE OPTION is available. The purchase option can be structured throughout the lease term.
- 3.) ASKING PRICES AND LEASE RATES ARE NEGOTIABLE.

SALES: The asking price is \$67.50 PSF for the remaining warehouse (this includes a buildout allowance).

FINANCING: We have several very attractive financing options, including possible Seller-financing and SBA loan contacts.

- 4.) **Below-Market Lease Package:** Lease rates have a buildout allowance factored in and lease rates are reduced to \$0.55 psf/month gross—1st three years, before any additional amortization. Front end free rent is available.

A Lease or sale will include an interior hard cost buildout allowance.

The warehouse can also be sold as shell only, without a buildout allowance included.

***Please reference the attached Information Sheet and/or the marketing package for warehouses available and additional information.**

Please contact the agents below with any questions or to arrange a tour:

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