

TO ALL INTERESTED PARTIES:

THREE OUT OF TEN WAREHOUSES REMAIN UNCOMMITTED IN THE CAMPBELL ROAD INDUSTRIAL PARK—One 13,000sf warehouse at 5615 Campbell and two 15,000sf warehouses at 5605 & 5621 Campbell.

We appreciate your contacting us to discuss how we can help you structure a deal for your purchase and lease prospects in one of three uncommitted freestanding warehouses.

Please Note:

- 1.) Very aggressive and competitive deals, and turn-key custom buildouts are available, and the owner is very flexible—see lease package below.
- 2.) The owners are planning a +/- 10% expandable spec office buildout for 5615 Campbell, a 13,000 sf warehouse in Phase I. 5605 Campbell, a 12,000sf warehouse, which had a spec buildout being completed, is now leased.
- 3.) The warehouses are FOR SALE OR LEASE, and A LEASE WITH PURCHASE OPTION is available for minimum 3 year leases. The purchase option can be structured throughout the lease term.
- 4.) ASKING PRICES AND LEASE RATES ARE NEGOTIABLE.

SALES: The asking prices are reduced to \$67.50 PSF for each remaining warehouse (this includes a buildout allowance).

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

- 5.) **Below-Market Lease Package:** Lease rates are reduced to \$0.55 psf/month gross—1st three years, before any additional amortization. Landlord will consider a minimum 3 year leases for the 13,000sf warehouse, subject to minimal improvements (10%-12% office). Front end free rent is available.

Leases or sales include an interior hard cost buildout allowance.

The warehouses 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:

Aron Grenader, Agent

First Houston Properties, Inc.

Phone: (713)960.0067, Ext. 11

Fax: (713)960.1131

Email: agrenader@fhproperties.com

Jonathan McDaniel, Agent

First Houston Properties, Inc.

Phone: (713)960.0067, Ext. 12

Fax: (713)960.1131

Email: jmcdaniel@fhproperties.com