



## Willowbrook Distribution Center VII

9305-9335 Millsview Rd, Houston, TX 77070

**POWELL**  
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# Willowbrook Distribution Center VII

\$7.42 /SF/Yr

Willowbrook Business Center is located in northwest Houston with convenient access to State Highway 249, Farm to Market Road 1960 and Beltway 8. The property was purchased in September 2021 by a large institutional real estate company and is professionally managed by JLL. The building is currently fully leased. The sublessor is financial strong and is moving its warehousing needs to Dallas. The space...

- Convenient access to State Highway 249, FM 1960 and Beltway 8 in northwest Houston.
- Front load warehouse configuration with 1 dock high and 1 ramped loading door.
- 24 foot clear height with skylights.
- Air conditioned warehouse space.
- End cap suite with many windows for office area that was constructed in 2021 and remains in excellent condition.
- 2022 NNN expenses estimated to be \$2.63 per SF annually.

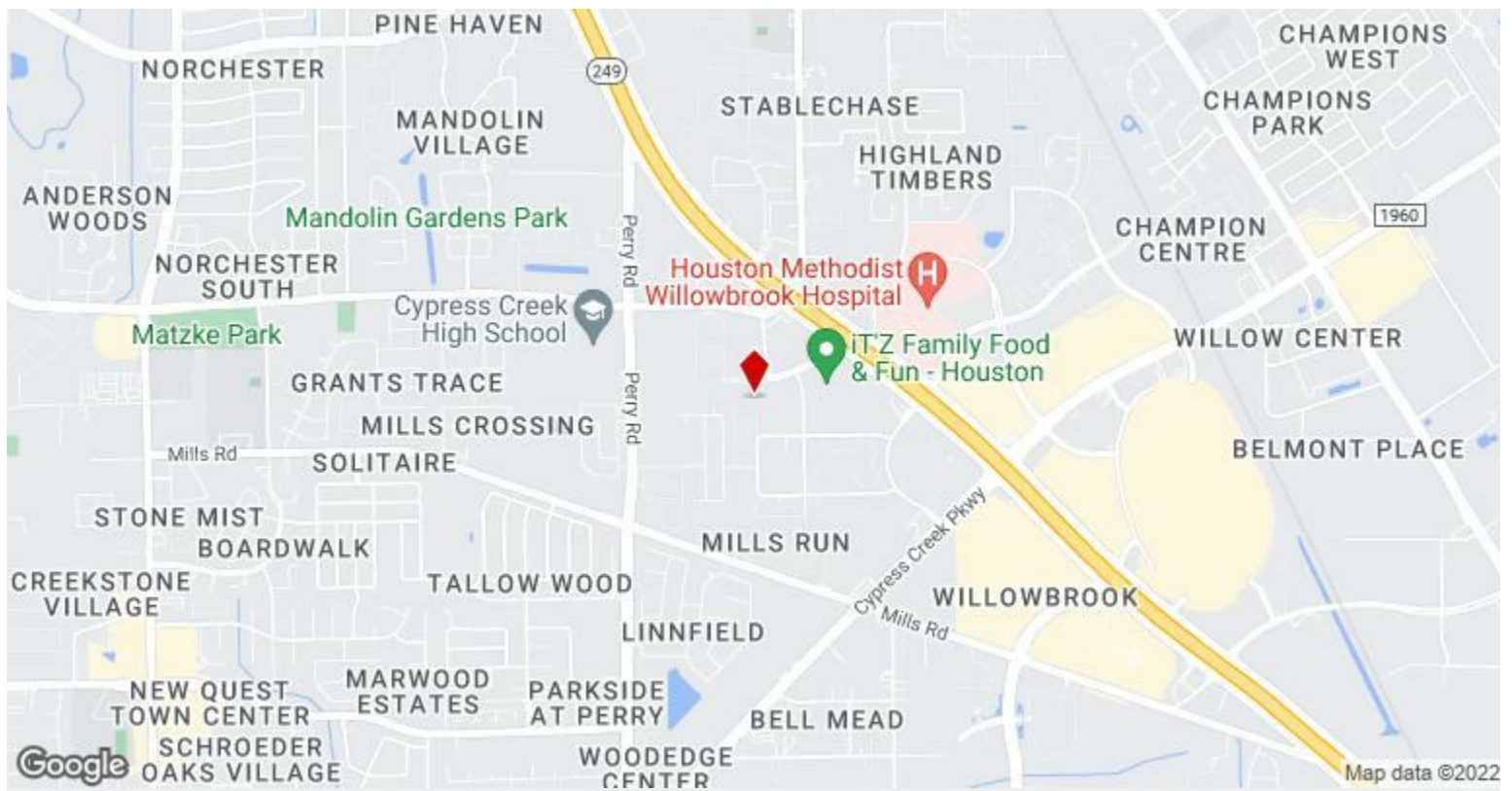


Rental Rate:	\$7.42 /SF/Yr
Property Type:	Industrial
Property Subtype:	Distribution
Rentable Building Area:	96,000 SF
Year Built:	1998
Taxes:	\$0.14 USD/SF/Mo
Operating Expenses:	\$0.08 USD/SF/Mo
Rental Rate Mo:	\$0.62 USD/SF/Mo

## 1st Floor Ste 9335

Space Available	12,000 SF
Rental Rate	\$7.42 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,485 SF
Space Type	Sublet
Space Use	Industrial

Tenant improvements to 2,485 SF of office space were completed in January 2021. End cap suite provides many windowed offices and conference room. 9,515 SF of warehouse space. One dock-high and one grade-level door located at front of building. 24 foot clear height with skylights. Only 2 columns in warehouse. Premises is 80 feet wide by 150 feet deep. 100% fire sprinkled.



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# Property Photos

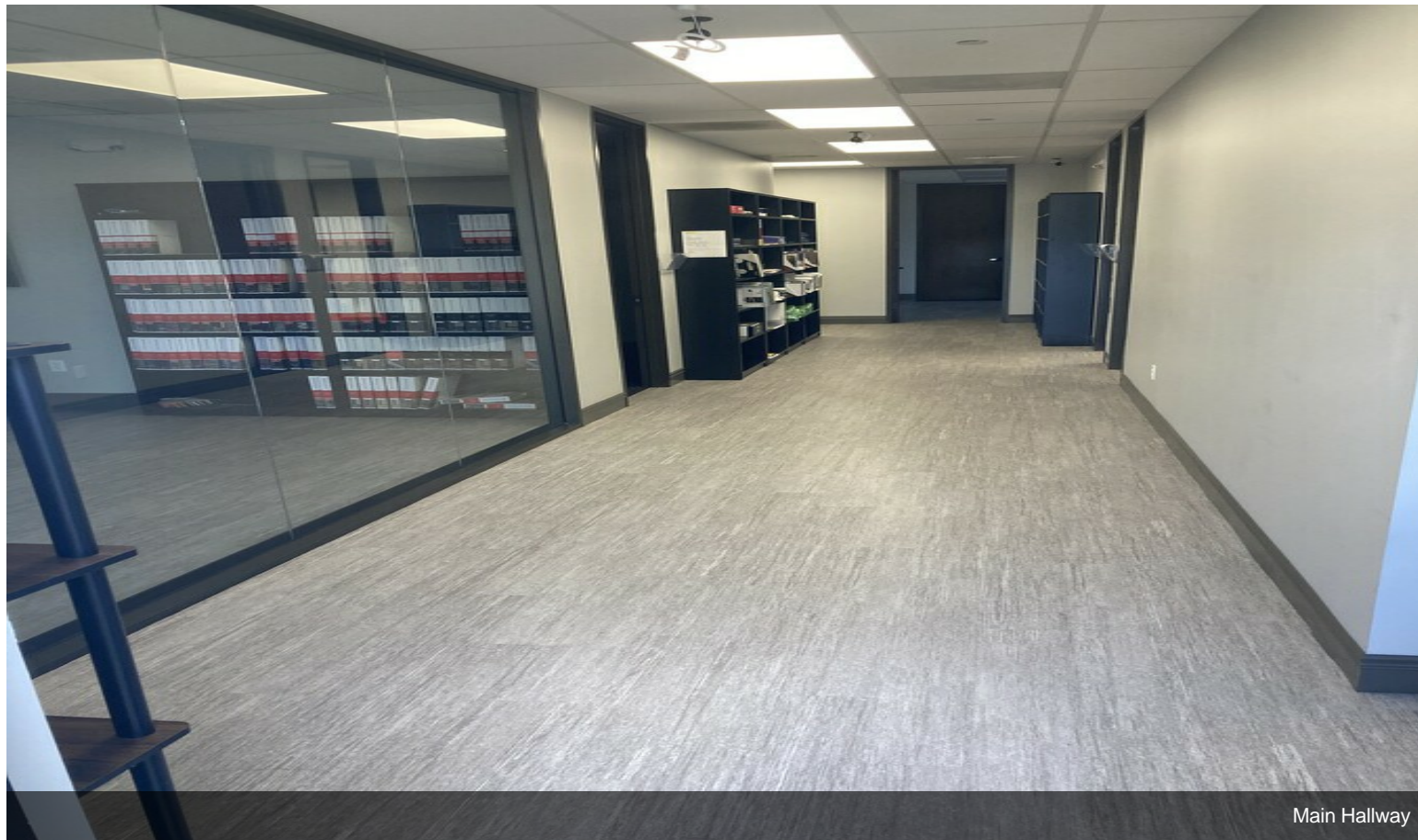


Front of Suite 9335



Doors to Warehouse

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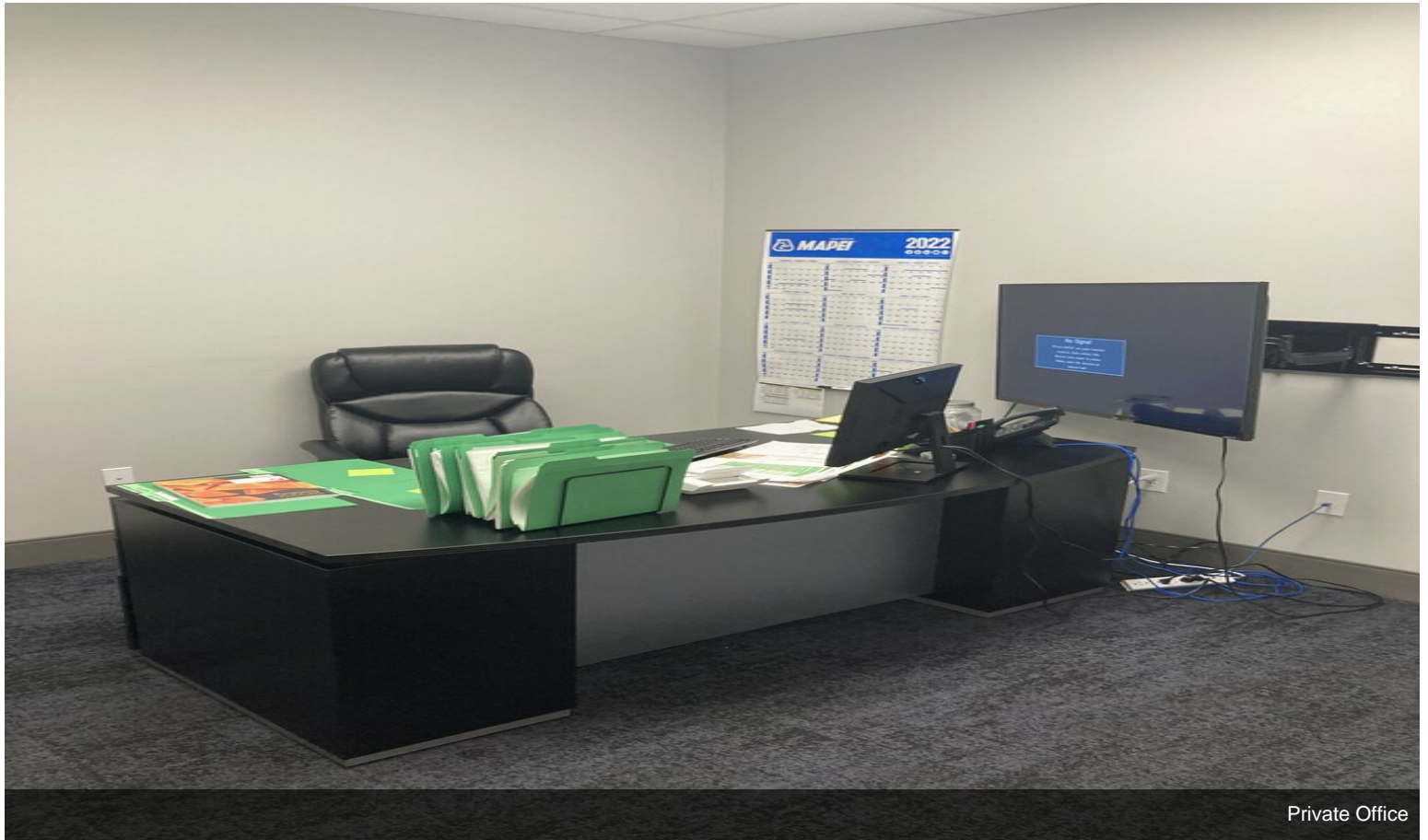


Main Hallway



Work Room

# Property Photos



Private Office

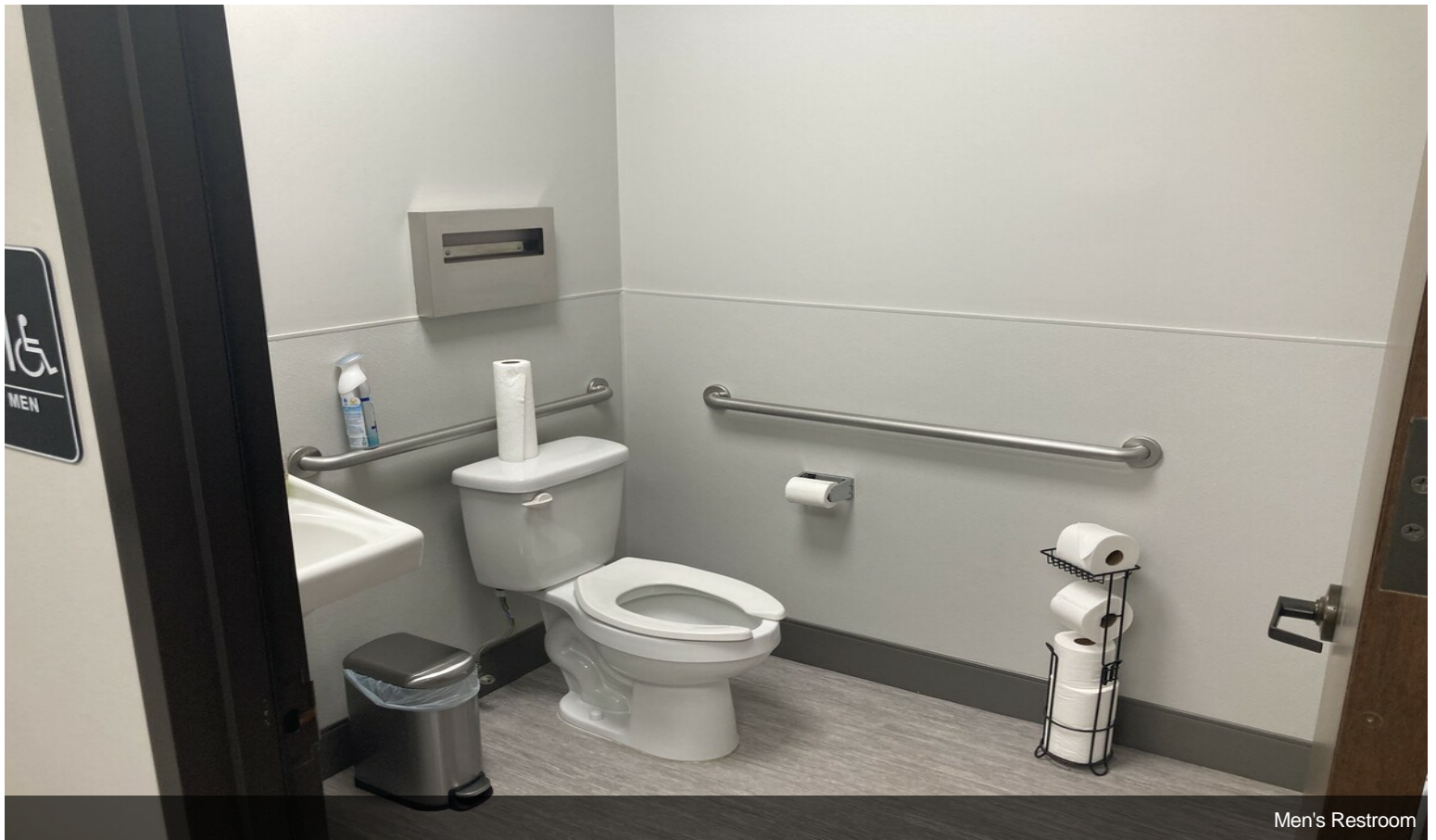


Private Office

# Property Photos



Copy/Printer Room



Men's Restroom



# Property Photos



Women's Restroom



Break Room with Sink

# Property Photos



Front of Warehouse