

FOR LEASE

Spring Branch Office/Warehouse for Lease

9445 Emnora Lane, Houston, TX 77080

Base Rental Rate: \$0.66

Estimated NNN: \$0.19



Sam Rayburn, SIOR

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KBC Advisors | Houston

1233 West Loop South, Suite 1270

Houston, TX 77027

KBCADVISORS

PROPERTY HIGHLIGHTS



Freestanding, office-warehouse industrial property.



Less than 3 miles from I-10 and close to Beltway 8, Highway 6, and IH-610.



Strategically located in Houston's Spring Branch submarket, 9445 Emnora Lane offers prime access—ideal for industrial users seeking connectivity and convenience in a core infill location.



BLALOCK ROAD

CAMPBELL ROAD

EMNORA LANE



4,240 SF
Total

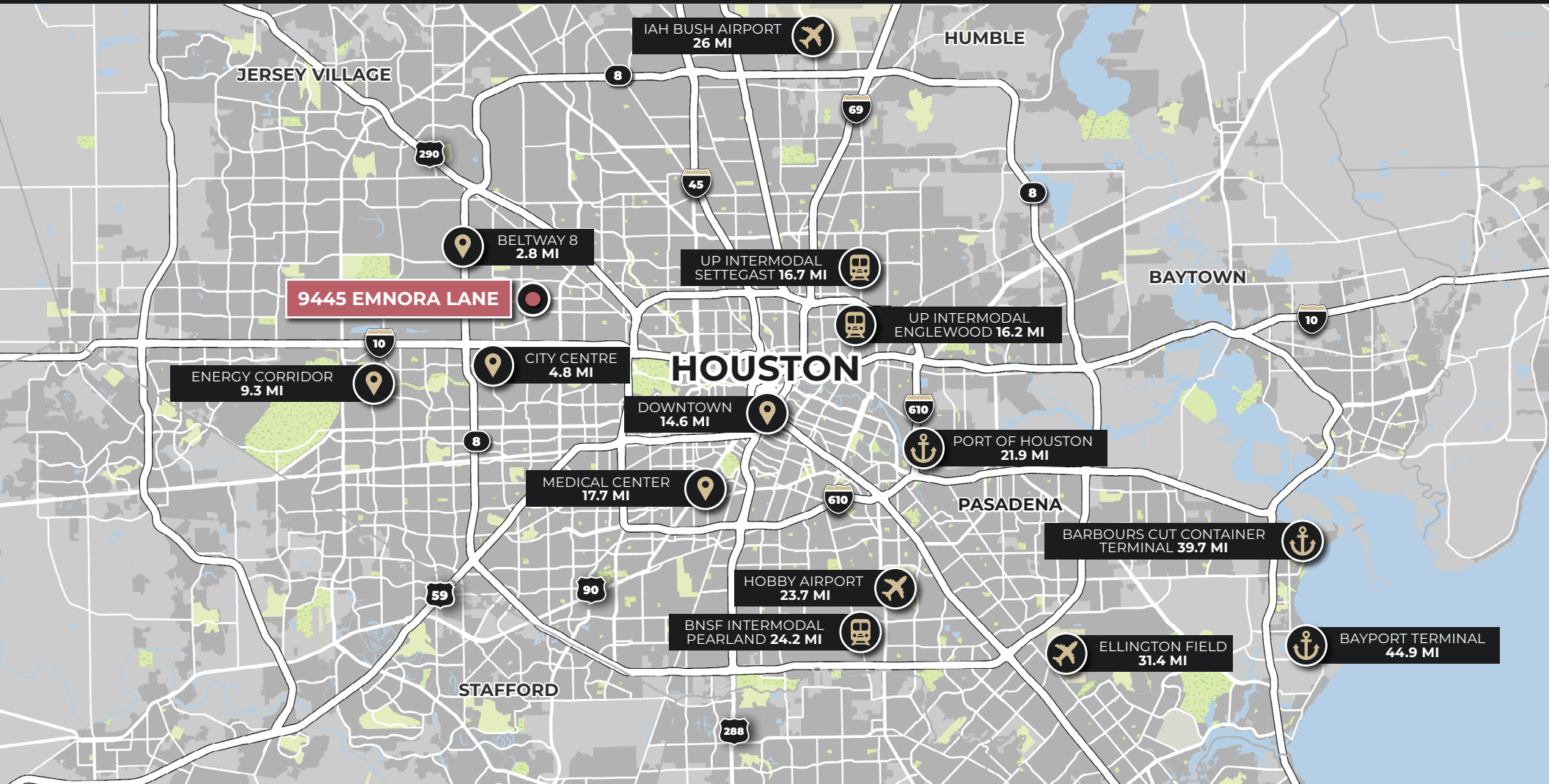
±250 SF
Office Space

±0.17
Land (AC)

1978
Built

12'
Clear Height

ONE 10' X 10'
Grade Level Door



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