

FOR LEASE

**OFFICE WAREHOUSE
7003 A HWY 225
DEER PARK, TX 77536**

SMITH RAINES COMPANY



PROPERTY FEATURES

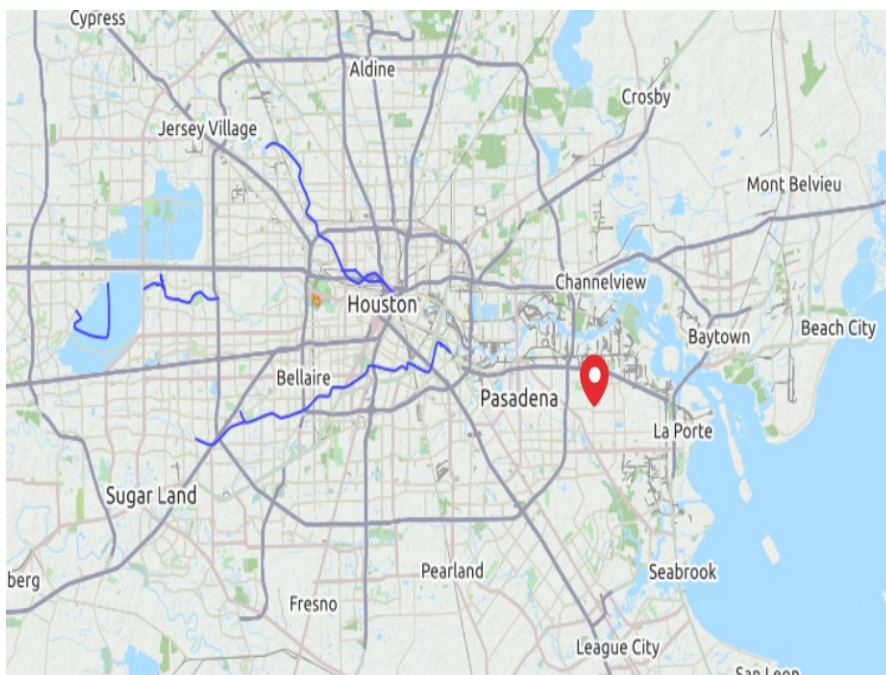
Free Standing Metal Bldg w/ Stone Facade

- ± 7,500 SF Building Total
- ± 2,500 SF Offices Including: 10 plus Offices, Conference Room, Control Room, Training Room and Restrooms
- Shop: ± 5,000 SF
- Tract Size: ± .62 acres
- Fenced Stabilized Yard
- Fully Insulated Shop
- Grade Level Doors: 1
- Electrical: 3 Phase / 400 amp
- Highway 225 Visibility
- **Zoning:** N/A - Occupancy Permit Obtained from Harris County Fire Marshall

Utilities: Septic & Community Water Well

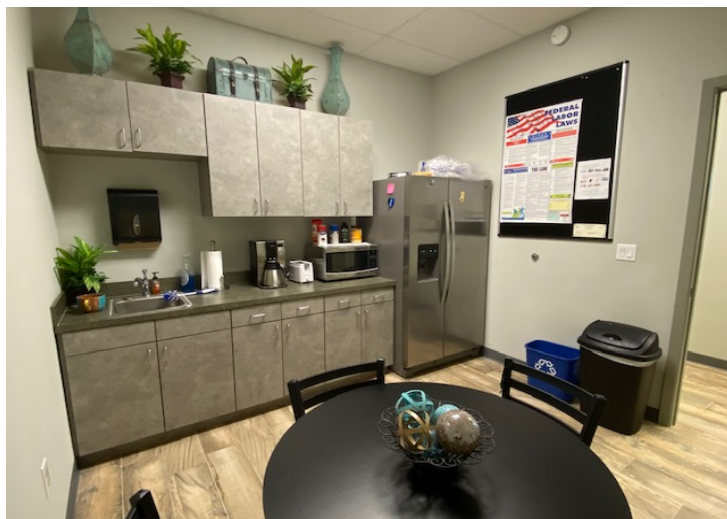
**Lease: \$7,000 /month -1st Year / NNN
OPEX: \$1,979 / Including Water**

Formerly: Hunter Site Services & Metalogic



Location: SE Quadrant-offering Quick Access to Ports and Industry's Heartbeat. From Houston, travel East on State Hwy 225 to Independence Pkwy exit. Turn left and U-Turn on Feeder past Loves Travel Center and see entrance on right.

**SMITH RAINES COMPANY
Carolyn Fincher, Broker
281.486.1400 | 713.299.3192
smithraines@yahoo.com**





SMITH RAINES COMPANY



CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB.

WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE.

PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET.

WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPING, FIRE LANE SIGNS ARE NOT REQUIRED.

FIRE LANE SIGNS SHOULD BE PLACED EVERY (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.

ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES.

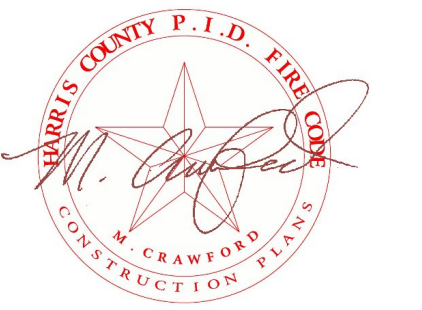
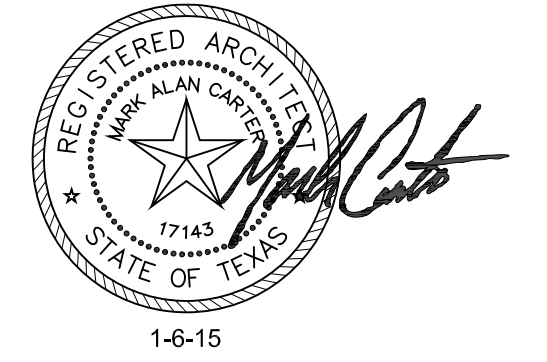
RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES.

THE FIRE LANE SHALL BE ALL WEATHER AND SHALL SUPPORT A FIRE APPARATUS WEIGHING 75,000 POUNDS

**Site / Floor Plan
(To be Amended)**

**Carter
Architects**

21175 State Highway 249, Suite 289, Houston, Texas 77070
281 955 0800 f. 281 955 9333 www.CarterArchitectsinc.com



PROJECT
Canal Business Park
Building A

PROJECT ADDRESS
7003 Hwy 225
Deer Park, TX 77571

PROJECT NUMBER
14076

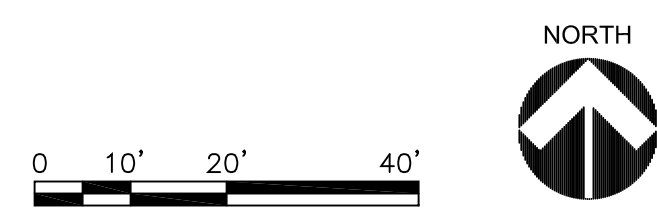
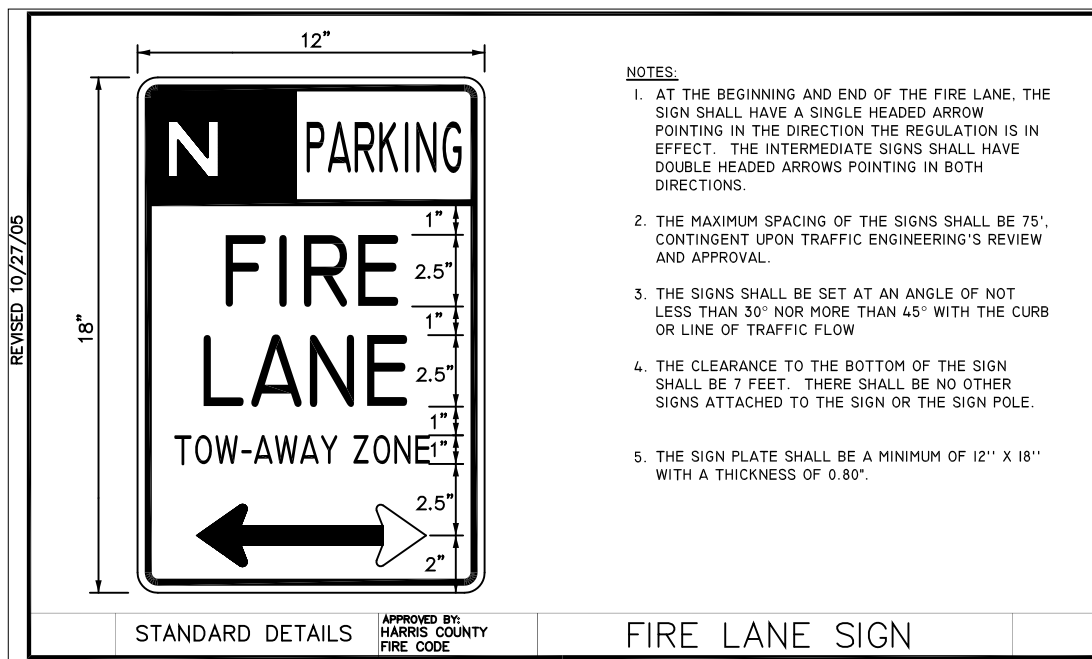
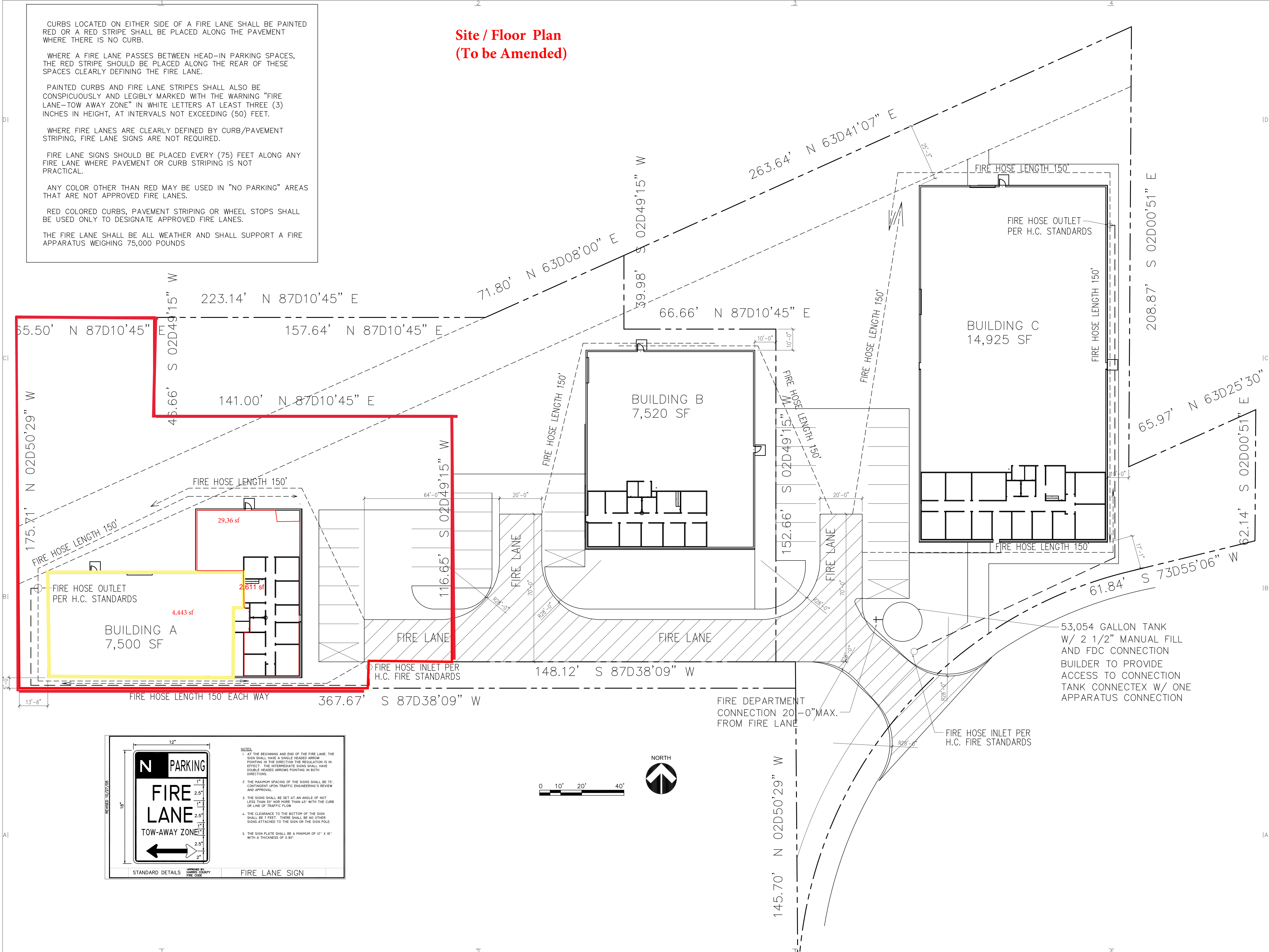
ISSUE DATE
January 6, 2015

ISSUE FOR
Permit

REVISIONS

SHEET TITLE
Site Plan

SHEET NUMBER
2





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Carolyn S. Fincher dba Smith Raines Company	264787	SmithRaines@yahoo.com	281-486-1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carolyn S. Fincher	264787	SmithRaines@yahoo.com	713-299-3192
Designated Broker of Firm	License No.	Email	Phone
LeDon Wissner	458007	LeDonWissner@gmail.com	832-818-5092
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Candace Jones	406228	Candace.Jones@live.com	214-938-4409
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date