

**FOR LEASE**

## PORT COMMERCE BUSINESS PARK

Available Tiltwall Office Warehouse

4482 D GENOA RED BLUFF RD, HOUSTON, TX 77059



**72 Acre Deed Restricted Industrial Business Park**

**Genoa Red Bluff Rd. Houston, Texas**

**Bldg D Tiltwall Office Warehouse**

### Building A-D Overview:

- \* Warehouse: Approx. 12,700 SF
- \* Includes Offices Approx. 3,050 SF
- \* (3) Overhead Door
- \* Fenced Concrete Yard
- \* 20-T Crane Ready
- \* Off-Site Detention

**Lease Rate: \$17,907**

**OPEX: \$4,950**



### **SMITH RAINES COMPANY**

**Carolyn Fincher, Broker**

**(o) 281.486.1400 (c) 713.299.3192**

**[smithraines@yahoo.com](mailto:smithraines@yahoo.com)**

**1307 Bluebonnet Drive Taylor Lake Village, TX 77586**

# Building Features

## **4482 A Genoa Red Bluff Road** Leased

Tract Size: ± 1.65 ac - Fenced Concrete Yard  
Building: ± 12,700 SF  
Office: ± 3,050 SF  
Shop: ± 9,650 SF  
20T Crane Ready  
(3) Overhead Doors- (2) 14'w x 16'h & (1) 18'w x 24'h  
Power: 480V / 3 Phase  
Eave Height: 28'

## **4482 B Genoa Red Bluff Road** Leased

Tract Size: ± 1.65 ac - Fenced Concrete Yard  
Building: ± 12,700 SF  
Office: ± 3,050 SF  
Shop: ± 9,650 SF  
20T Crane Ready  
(3) Overhead Doors- (2) 14'w x 16'h & (1) 18'w x 24'h  
Power: 480V / 3 Phase  
Eave Height: 28'

## **4482 C Genoa Red Bluff Road** Leased

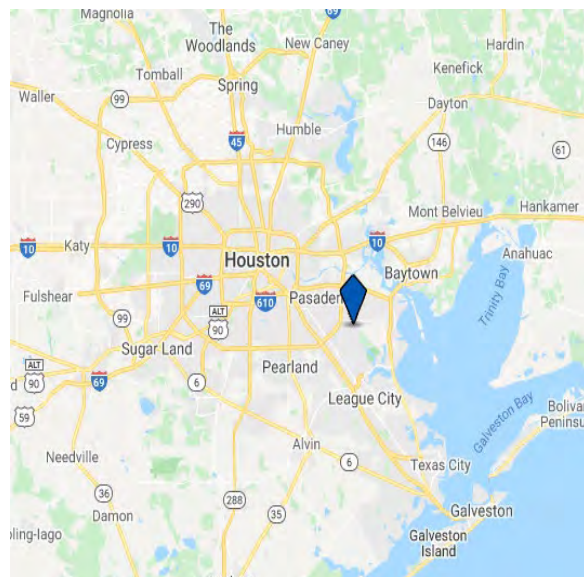
Tract Size: ± 1.35 ac - Fenced Concrete Yard  
Building: ± 12,700 SF  
Office: ± 3,050 SF  
Shop: ± 9,650 SF  
20T Crane Ready  
(3) Overhead Doors  
Power: 480V / 3 Phase  
Eave Height: 28'

## **4482 D Genoa Red Bluff Road** Available

Tract Size: ± 1.35 ac - Fenced Concrete Yard  
Building: ± 12,700 SF  
Office: ± 3,050 SF  
Shop: ± 9,650 SF  
20T Crane Ready  
(3) Overhead Doors  
Power: 480V / 3 Phase  
Eave Height: 28'



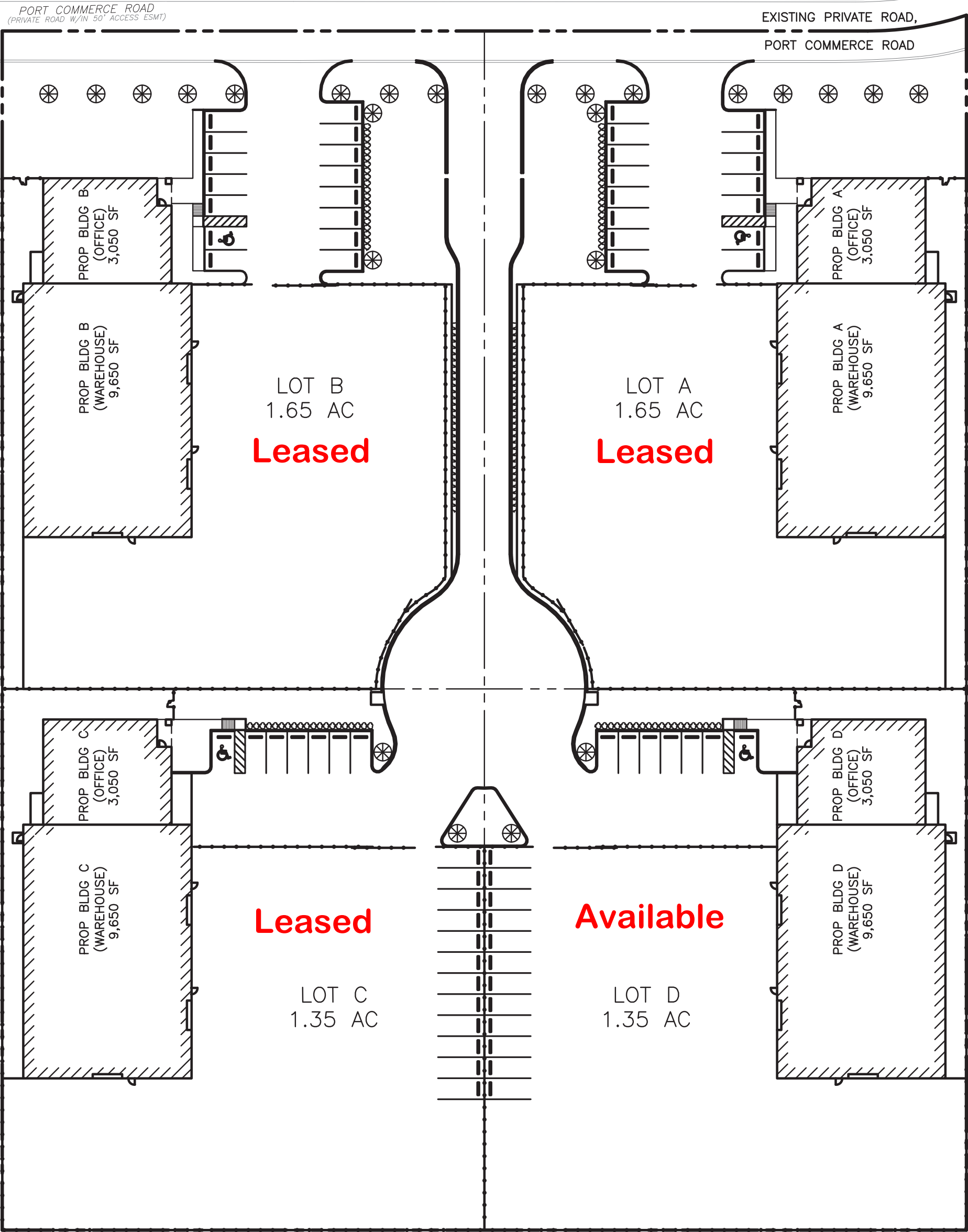
# PORT COMMERCE BUSINESS PARK OVERVIEW



**SMITH RAINES COMPANY**  
**Carolyn Fincher, Broker**  
**(o) 281.486.1400 (c) 713.299.3192**  
**[smithraines@yahoo.com](mailto:smithraines@yahoo.com)**

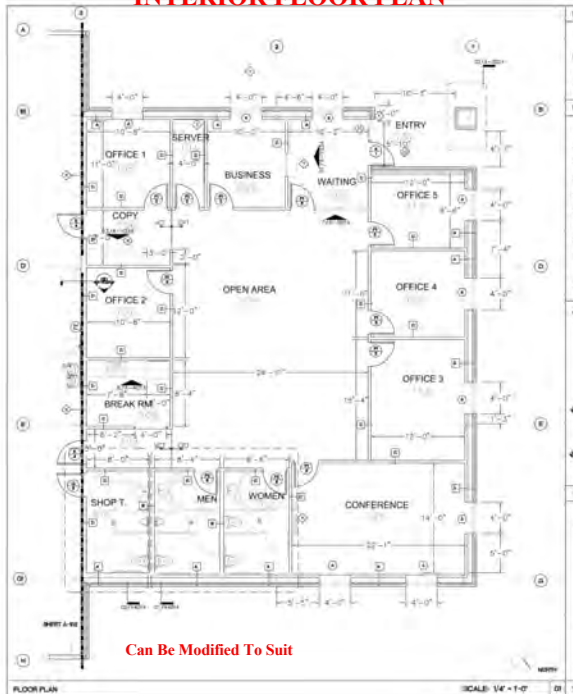
Location: Great Access to Major Arteries, Ports and Refineries. SE Quadrant of Houston  
South side of Genoa Red Bluff Road between Beltway 8 and Red Bluff Road.

**SITE PLAN**





# INTERIOR FLOOR PLAN





# 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.*

11-2-2015



## 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