

# FOR LEASE

FONDREN INDUSTRIAL PARK

## Fondren Industrial Park

13475-13483 Fondren Rd  
Houston, Texas 77085

LANDPARK

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)





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13475-13483 Fondren Rd • Houston, Texas 77085

### PROPERTY DESCRIPTION

Fondren Industrial Park features warehouse spaces with welcoming glass storefront-type entrances leading into an air-conditioned reception/office area with a private bathroom. The warehouse portion is illuminated with long LED lights on the walls and ceilings and has an expansive 18-foot clear height. Loading and storage is abreeze with large roll-up overhead doors, and the facilities are well-spaced on the 2.7-acre lot to maneuver trucks and provide ample parking. All tenants also enjoy peace of mind with the backup of expert local management that deals with many properties in the area.

The property also includes ample parking for both employees and customers, making it convenient for everyone who visits. With easy access to major roads and highways, this location is highly accessible to both shoppers and employees.

Contact us today to schedule a showing and make this space your own.

### For More Information

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**LandPark Commercial**

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### PROPERTY HIGHLIGHTS

- Flexible lease terms available
- Spacious and versatile layout perfect for various business types
- Ample parking available for tenants and customers
- Surrounded by established businesses, providing a strong customer draw

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



# LANDPARK

# FOR LEASE

## SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
13401-B	4,800 SF	\$9.00/sf + \$4.00NNN
13461	2,400 SF	\$9.00/sf + \$4.00NNN

## Availability





LANDPARK

FOR LEASE



Suite 13401  
4,800 SF



LANDPARK

FOR LEASE



Photos



A detailed map of the Houston area, Texas. At the top, a dark green banner with the text 'FOR LEASE' in white, bold, sans-serif font spans across the right side. In the top left corner, the word 'LANDPARK' is written in a large, dark green, serif font, with a small, stylized tree icon to its right. The map itself is a light green and blue color scheme, showing various neighborhoods, roads, and landmarks. A green pin is placed on the map, pointing to a specific location labeled '13475-13483 FONDREN RD HOUSTON, TX 77035'. The map includes major highways such as I-10, I-45, I-610, and I-69, as well as local roads like Katy, Westpark, and Fondren. Landmarks like the Houston Zoo, Addicks Reservoir, and the Houston Ship Channel are also visible. The bottom left corner features the word 'Map' in a large, dark green, serif font. The overall layout is clean and professional, with a focus on the location being advertised.





# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials      Date