

FOR SALE or LEASE

±69,908 SF on ±6.47 AC

5800 Surrey Square | Houston, TX 77017

Near I-45 South and Winkler Dr



PROPERTY DETAILS

±69,908 SF Total

±5,315 SF Office

±64,593 SF Warehouse

±6.47 Acres (Mostly concrete yard/
asphalt)

Built 1977 (\$900k Renovation of roof/
sprinkler system/office)

±20' – 25' Clear height

(2) Dock-high loading wells

1 Grade-level door (10' x 15')

Fully sprinklered (High-pile storage
existing)

Fully fenced, Metal construction

Current tenant vacates in April 2026,
Lease expires November 1, 2026

Contact broker for pricing



BROOKGLEN DR

TIMBER CREEK DR

SURREY SQUARE ST

Timber Creek Dr

Surrey Square St



SURREYSQUARE ST

TIMBER CREEK DR



SITE PLAN

ADDRESS : 5800 SURREY SQUARE DRIVE
HOUSTON, TEXAS 77017

OWNER : COCA-COLA SOUTHWEST BEVERAGES LLC

TITLE CO. : FIDELITY NATIONAL TITLE CO.

GF NO. : CH-7660-10766018001285L

LENDER : N/A

PRIME TEXAS SURVEYS
JOB NO. 181004
DATE: AUGUST 1, 2018

GENERAL NOTES:

- 1) BEARINGS SHOWN ARE BASED ON THE FOUND MONUMENTS SHOWN AND REFERENCED PER THE RECORDED DEED.
- 2) ZONING ORDINANCE FOR ALL PROPERTIES INSIDE THE CITY OF HOUSTON, AS PER H.C.C.F. NO. D076040 + VOL. 7940, PG. 233, H.C.D.R.
- 3) PROPERTY HAS DIRECT ACCESS TO SURREY SQUARE DRIVE, A DEDICATED PUBLIC RIGHT-OF-WAY.
- 4) THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
- 5) THERE WAS NO EVIDENCE OF CEMETERIES AT THE TIME OF THE SURVEY.
- 6) THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 7) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 8) NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

All of Reserve "B", Block Two (2), Glenbrook Park, Section One (1), a replat of Glenbrook Industrial Park, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 178, Page 10, of the Harris County Map Records.

THE ABOVE DESCRIBED TRACT IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE CO., GF NO. CH-7660-1076601018001285L, EFFECTIVE JULY 8, 2018

SKAAG PARTNERSHIP LTD. ET. AL
(H.C.C.F. NO. 20140446190)

PARKING TABLE
138 REGULAR PARKING SPACES
1 HANDICAPPED PARKING SPACE
139 TOTAL PARKING SPACES



Form No: 10133000
2417 NORTH FREWAY
HOUSTON, TX 77009
713-864-2400
www.primetexasurveys.com

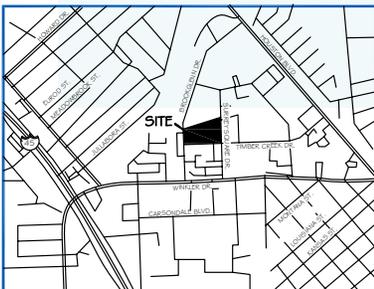
LEGEND:

- (CM) - CONTROLLING MONUMENT
- R.O.W. - RIGHT OF WAY
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.M.R. - HARRIS COUNTY MAP RECORD
- PP - POWER POLE
- LP - LIGHT POLE
- AT&T P. - AT&T BOX
- W - WATER VALVE
- HC - HANDICAP PARKING SPACE
- PH - FIRE HYDRANT
- FDC - FIRE DEPARTMENT CONNECTION

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS:

- 10 A. ITEM IS NOT OF SURVEYING NATURE
- 10 B. ITEM IS NOT OF SURVEYING NATURE
- 10 C. THE FOLLOWING MATTERS SHOWN AND/OR NOTED ON PLAT RECORDED IN VOLUME 178, PAGE 10 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS:
 - (1) BUILDING SETBACKS 10 FEET IN WIDTH ALONG SURREY SQUARE DRIVE - ALONG TIMBER CREEK DRIVE AND ALONG BROOKGLEN DRIVE
 - (2) WATER LINE EASEMENT 10 FEET IN WIDTH ALONG TIMBER CREEK DRIVE
 - (3) UTILITY EASEMENT 10 FEET IN WIDTH ALONG NORTHERNMOST BOUNDARY LINE TOGETHER WITH AN AERIAL EASEMENT 5 FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO SAID EASEMENT.
 - (4) EASEMENT FOR DISTRIBUTION LINES AND APPURTENANCES THERETO GRANTED TO HOUSTON LIGHTING & POWER COMPANY IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. E666889. SAID EASEMENT DESCRIBED THEREIN AS FOLLOWS:
 1. AN UNOBSTRUCTED AERIAL EASEMENT TWENTY (20) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY A DOTTED SYMBOL ON SAID ATTACHED SKETCH, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ON BOTH SIDES OF, ADJACENT TO AND ADJOINING SAID TEN (10) FOOT WIDE EASEMENT.
 2. AN UNOBSTRUCTED EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY A DOTTED SYMBOL ON SAID ATTACHED SKETCH, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ON BOTH SIDES OF, ADJACENT TO AND ADJOINING SAID TEN (10) FOOT WIDE EASEMENT.
 - 10 E. NO PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
 - 10 F. ITEM IS NOT OF SURVEYING NATURE
 - 10 G. ITEM IS NOT OF SURVEYING NATURE
 - 10 H. ITEM IS NOT OF SURVEYING NATURE

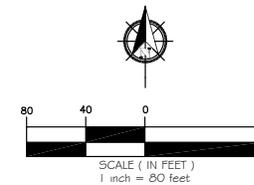
VICINITY MAP NOT TO SCALE



FLOOD NOTE:

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT [WWW.MSC.FEMA.GOV](http://www.msc.fema.gov), AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48201 C0895M, WHICH BEARS AN EFFECTIVE DATE OF 01-06-2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TIMBER CREEK DRIVE (60' R.O.W.)



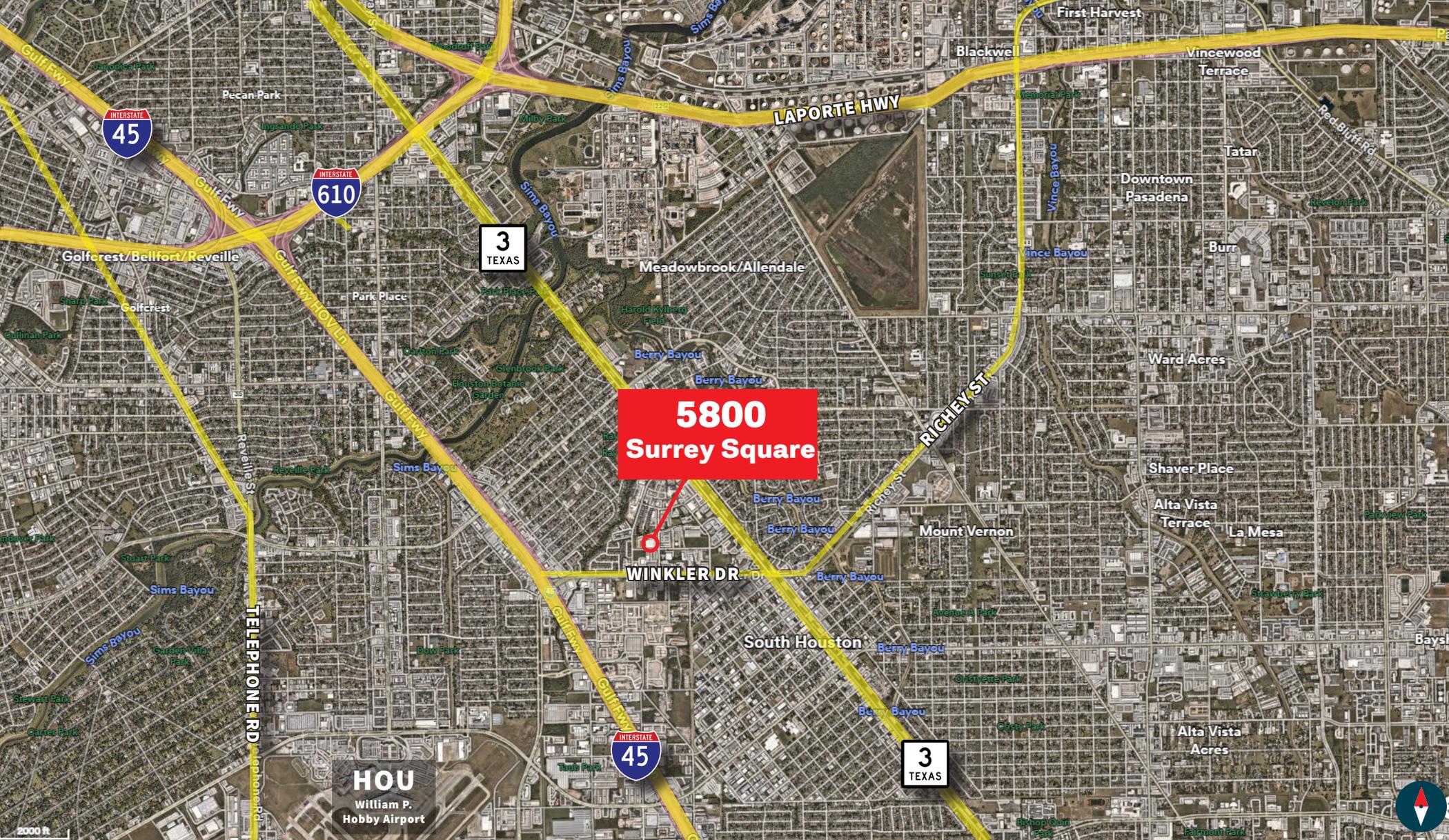
SURVEYORS CERTIFICATION:

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COCA-COLA SOUTHWEST BEVERAGES LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1-4, 7(A), 7(B), 8, 9, 13 & 14 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 18th, 2018



LEO S. BOND R.P.L.S. NO. 5793
JOB NO. 181004
DATE: AUGUST 1, 2018



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