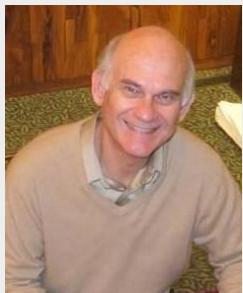




7702 Parnell St Distribution Center

7702 Parnell St, Houston, TX 77021



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International
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This property is subject to changes in price or other conditions, errors, omissions or removal from the market without notice. All information contained in this presentation, while based upon information supplied by sources deemed reliable, is not in any way, warranted or guaranteed by Belt International Realty.

- Fully air-conditioned warehouse
- Land Size: ±2.57 AC
- Office: ±6,700 SF
- Industrial: ±40,675 SF
- 5 Docks / Clear Height 20'
- Back-up generation
- Year Built 1974
- Fenced, gated
- Direct access to 610 South Loop
- Parking Ratio .53/1,000 SF + additional street parking

7702 Parnell St

\$9.50 /SF/YR



View from Parnell St

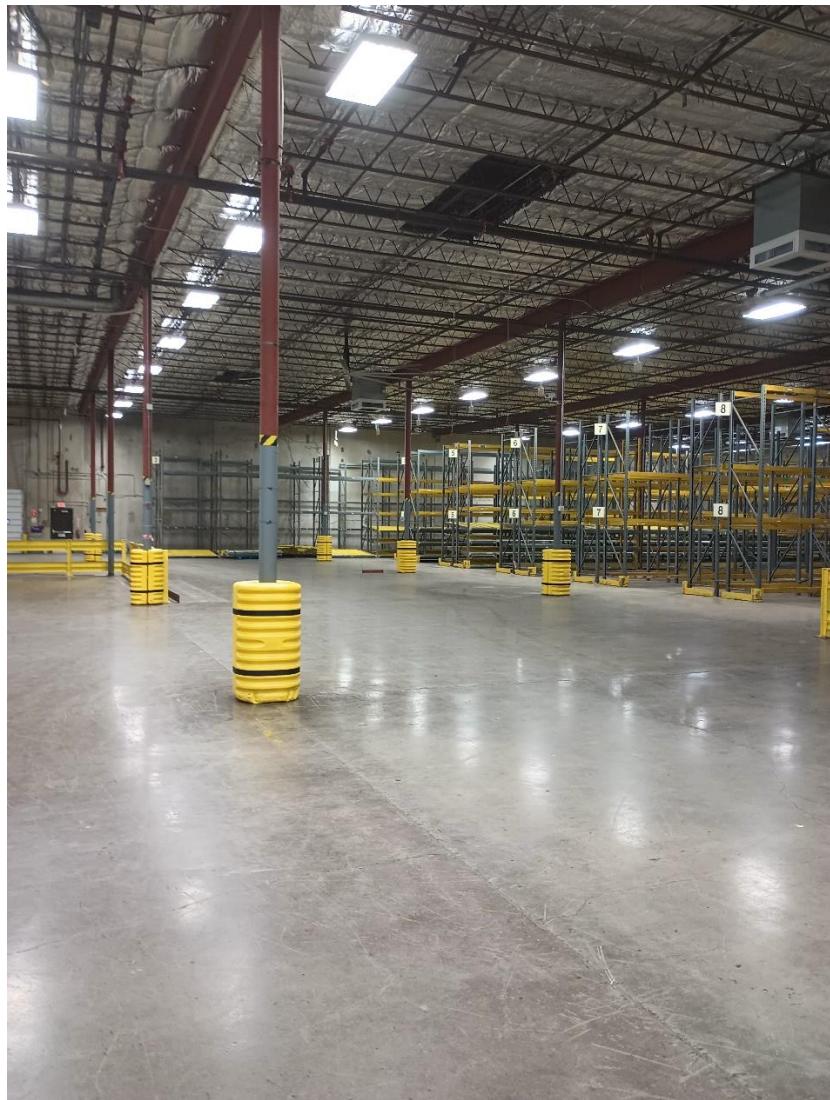
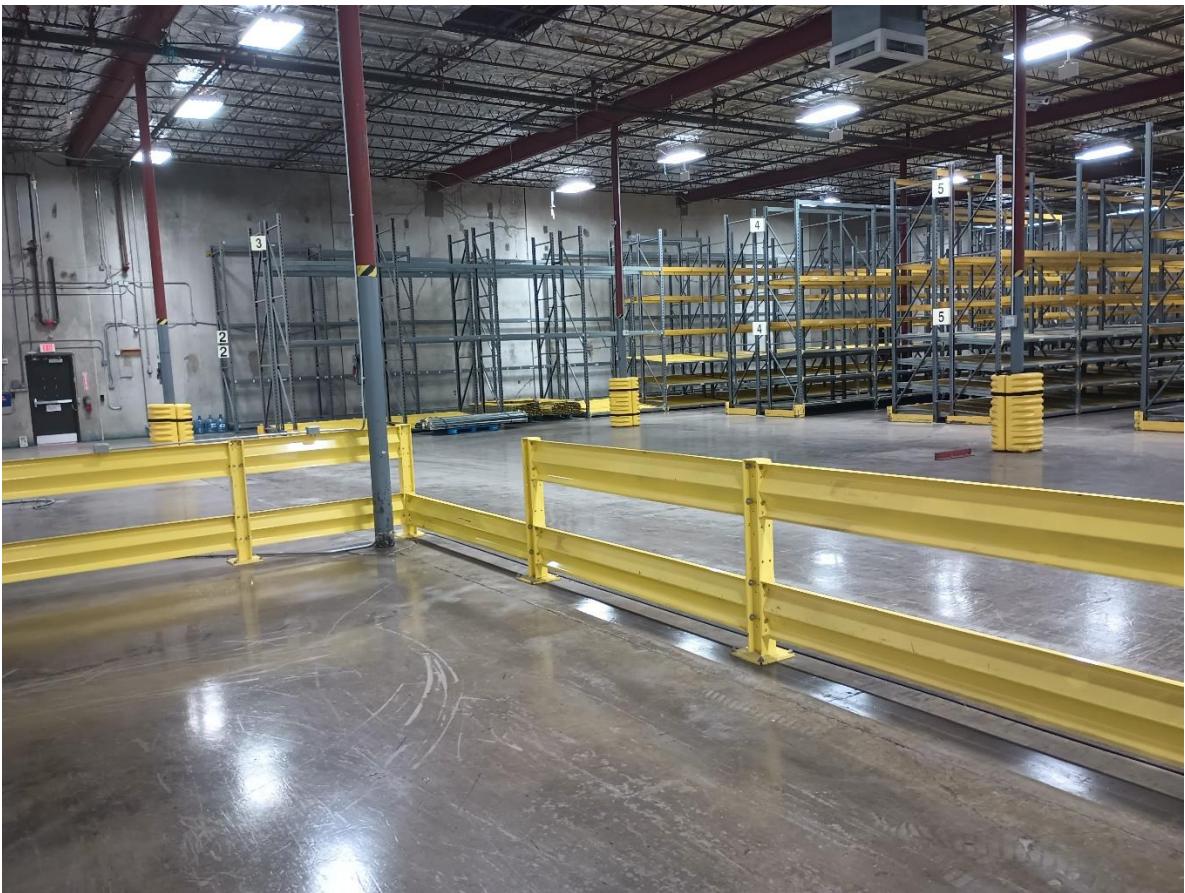
		Date Available:	Now
Property Type:	Industrial - Distribution	Lease Term:	
Rentable Building Area:	47,375 SF	Parking:	30 + room to expand
Year Built:	1974	Construction:	Steel
Location:	S. Loop 610 and Parnell St., in the general Medical Center area.	Exterior Finish:	Tilt Up/Concrete
		Clear Height:	20'

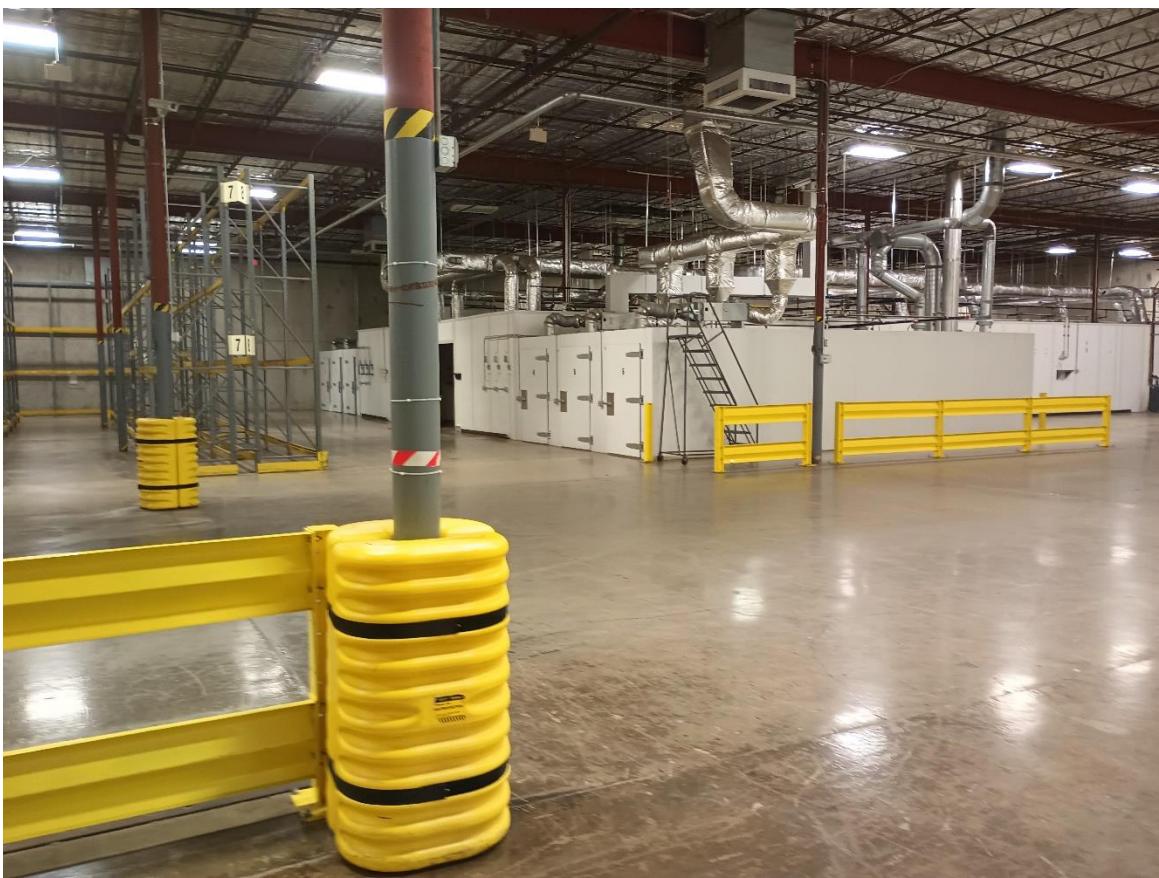
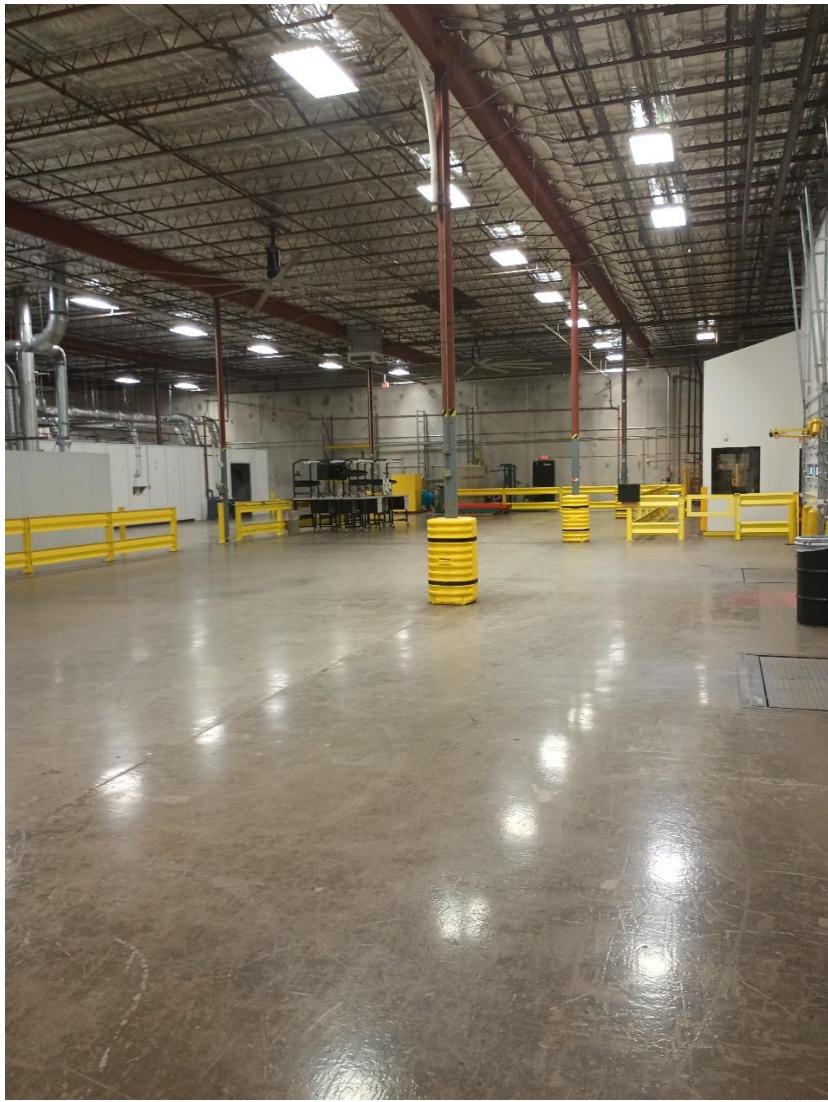
Great opportunity, fantastic value! Previously the Houston Methodist Distribution Center, this great looking, clean, 100% A/C, fully sprinkled, tilt wall industrial facility is located near the Medical Center of Houston, on S. Loop 610 at SE corner with Hwy 288. Easy, short drive to the Port of Houston and Hobby Airport as well as Downtown Houston. Perfect location for all kind of distribution business. 7702 Parnell St. sits on ±2.57 acres, offering a total of ±47,375 SF of space, including ±6,700 SF of office and ±40,675 SF of industrial space. Built in 1974, it features 5 dock-high loading doors, a 20-foot clear height, and a fenced, gated lot for added security. With a parking ratio of .53 per 1,000 SF and additional street parking available, the property can easily accommodate employees and visitors. Its prime location provides direct access to the 610 South Loop, making it an excellent option for businesses needing efficient distribution and logistics capabilities in the Houston area.

Office Area	approx. 6,700 SF
Storage area	approx. 1,900 SF
A/C Warehouse Area	approx. 34,000 SF
Maintenance Area	approx. 4,800 SF
Dock High Overhead Doors	Four + One



Main Loading Area



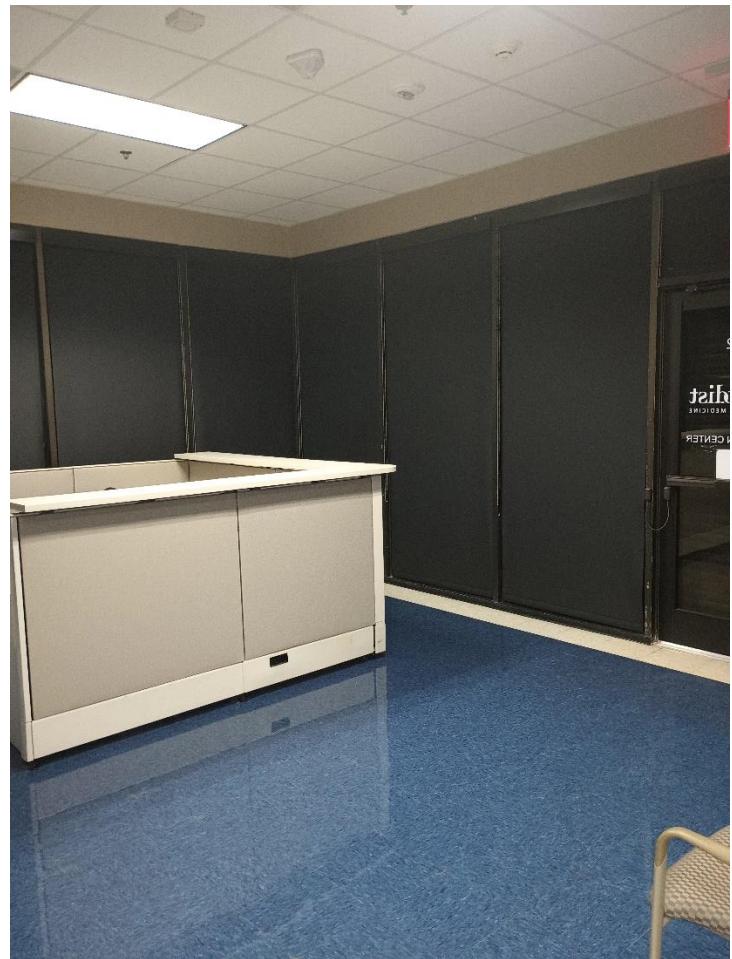




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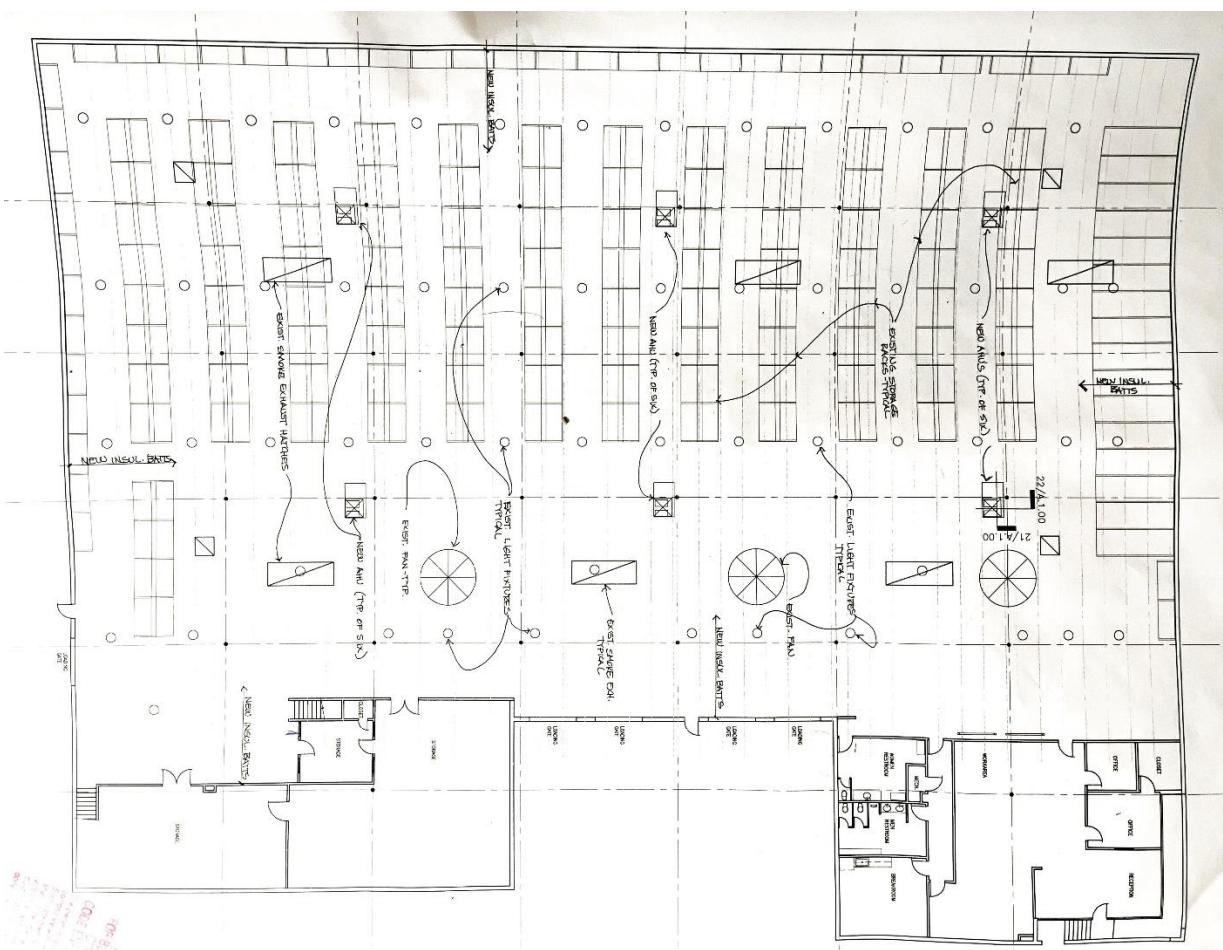
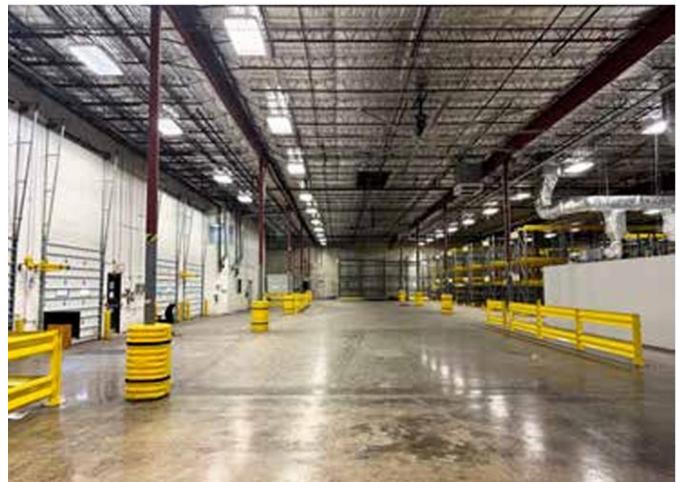




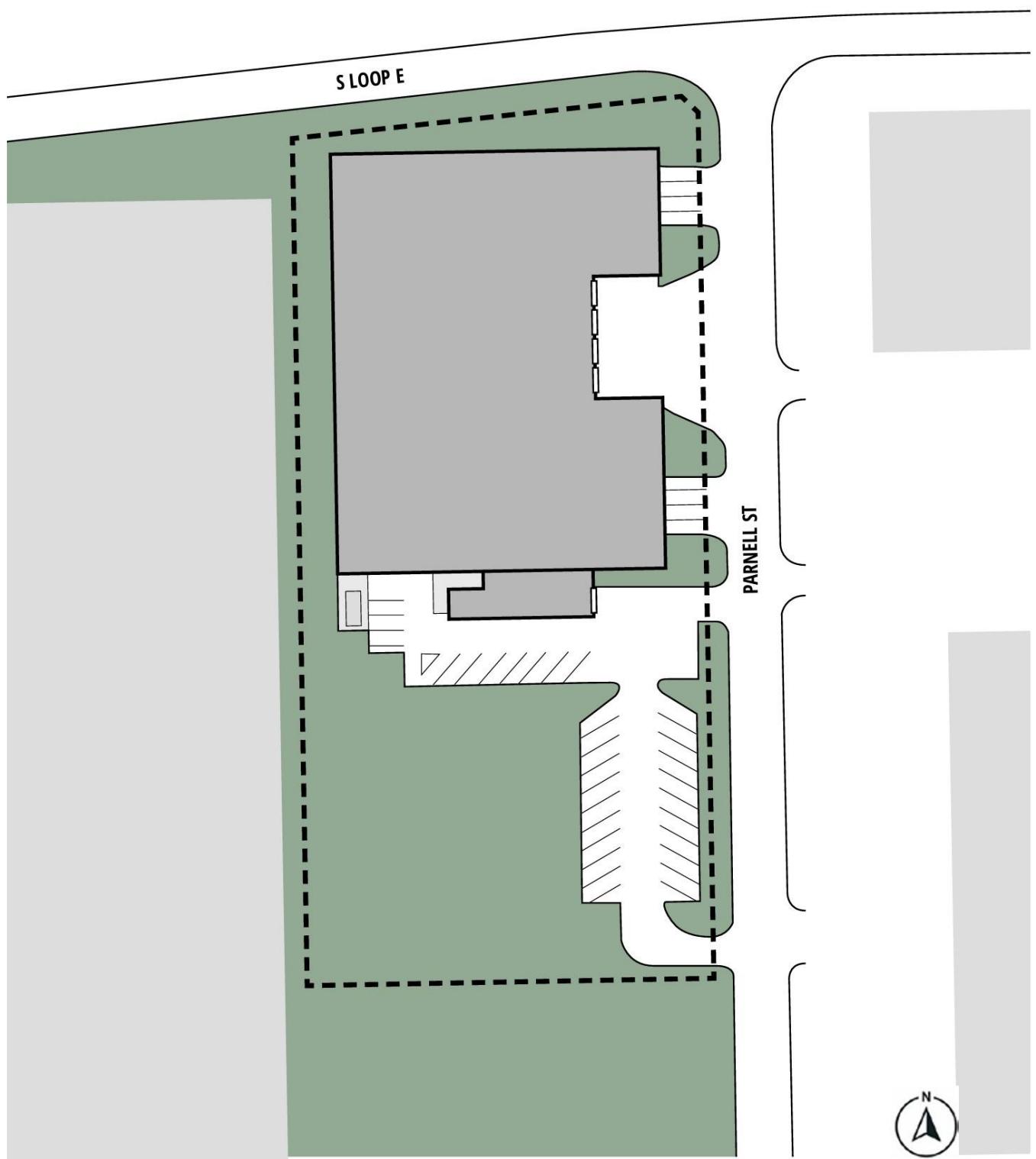
Main Loading Docks area.



Loading dock details.



Site 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.

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.

Belt Int'l Realty Co.

281.578.7700

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Claudio Zangirolami

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date