

**FOR
LEASE**

**203,003 SF
available**

100% HVAC

INDUSTRIAL FACILITY

4949 Windfern Rd, Houston TX 77041



Robert McGee, SIOR

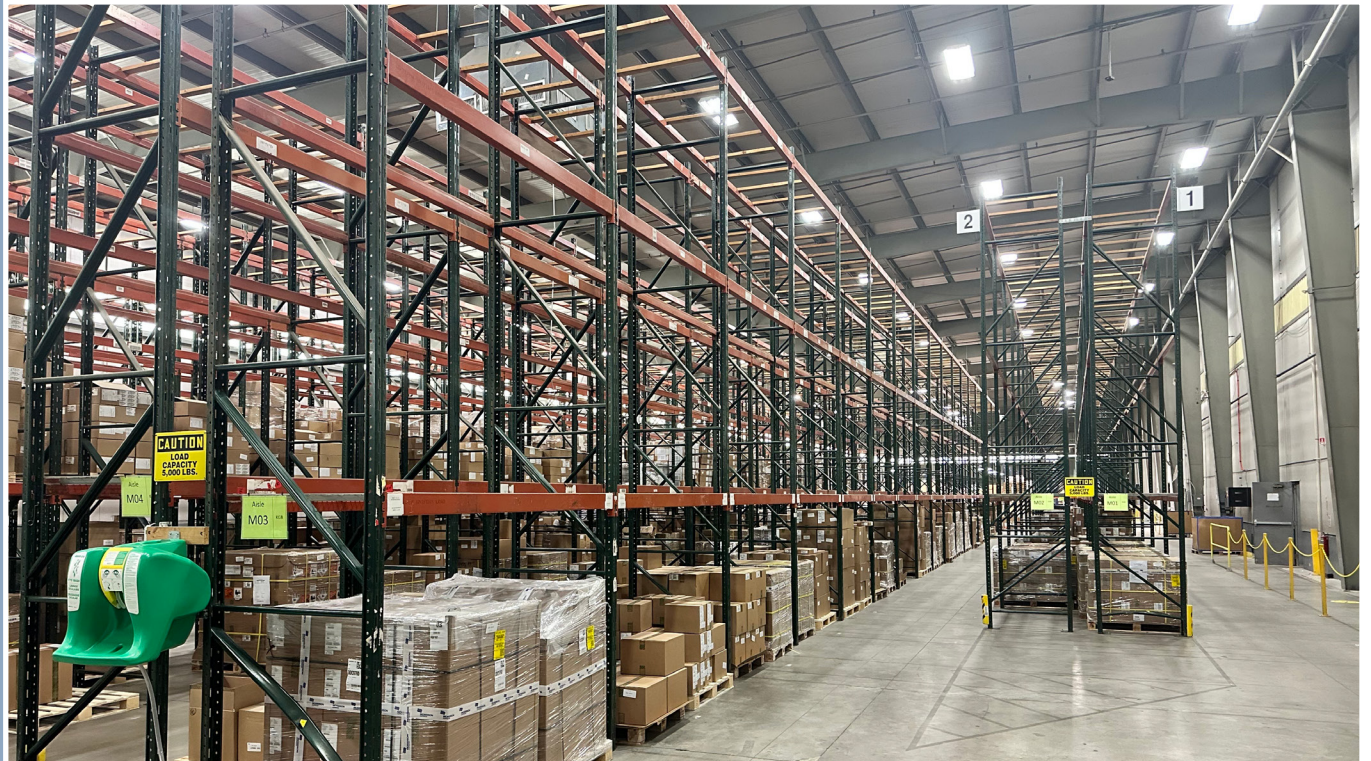
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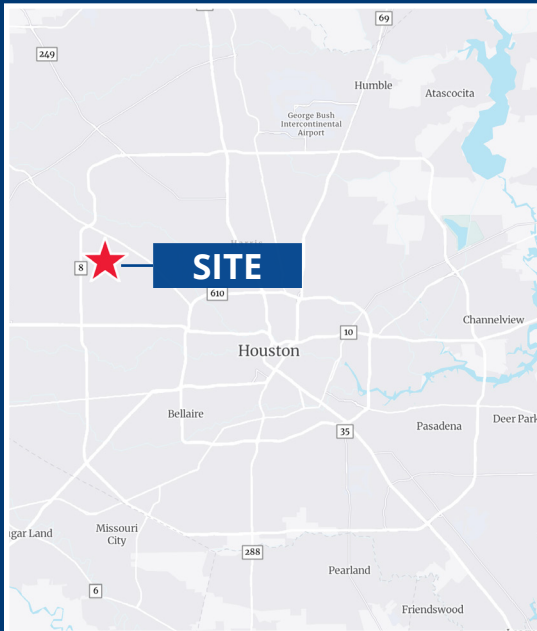
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PROPERTY OVERVIEW

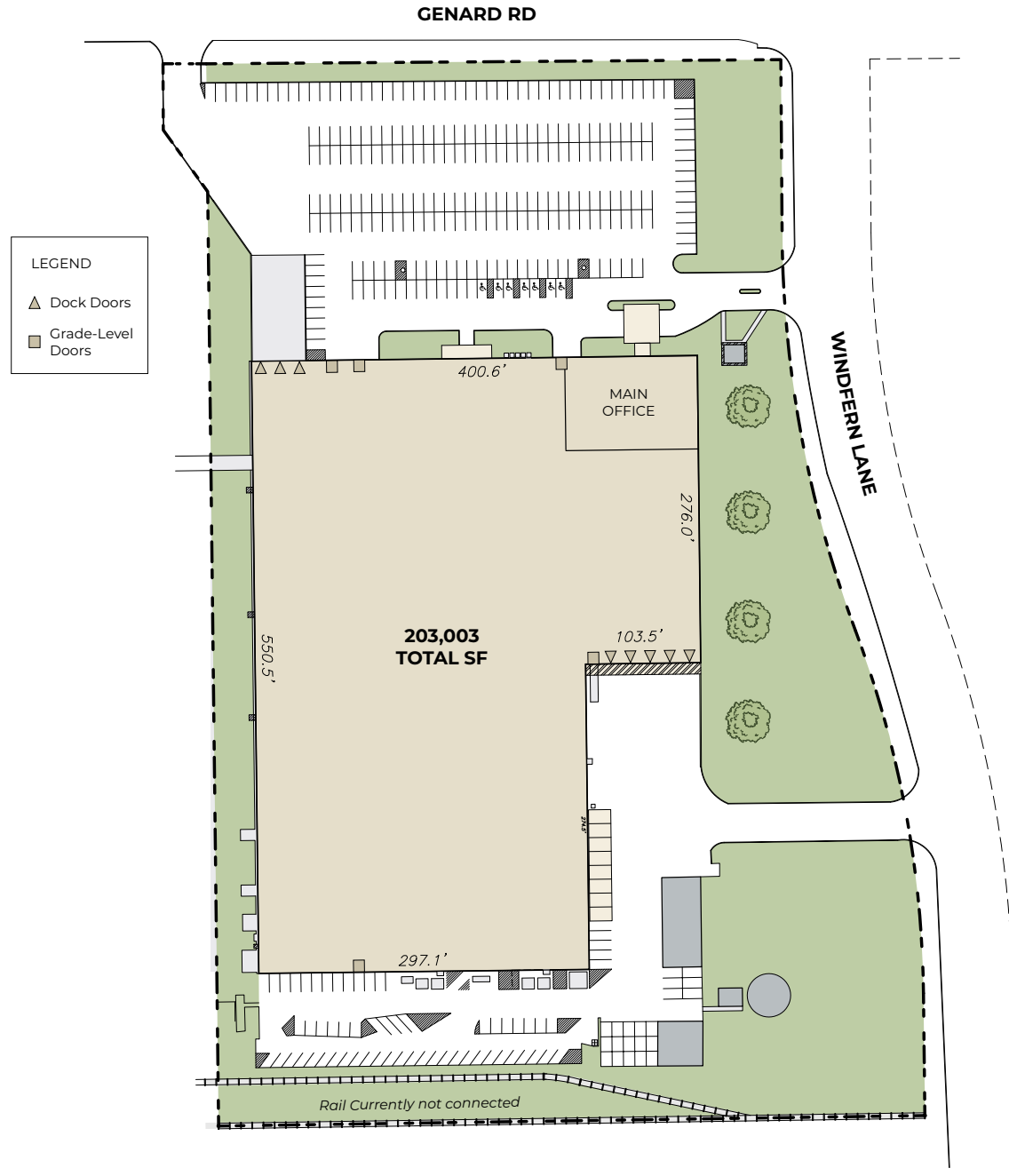


Total Size	±203,003 SF
Main Office	±16,000 SF (2-story)
Warehouse Office	±14,000 SF
Land Size	12.5 Acres, fully fenced and secured
HVAC	100% Warehouse
Loading Docks	8 total, 6 equipped with pit levelers
Grade Level Doors	5 total, 3 oversized
Rail	UP rail service possible per UP
Clear Height	26' 10" to 33' 11"
Car Parking	351 standard spaces
Truck Court Depth	160' to 225' from edge of loading dock to edge of defined parking
Sprinkler Type	Wet
Electric	2 separate services of 1,500 Kva each 2 backup generators power entire facility

SITE PLAN

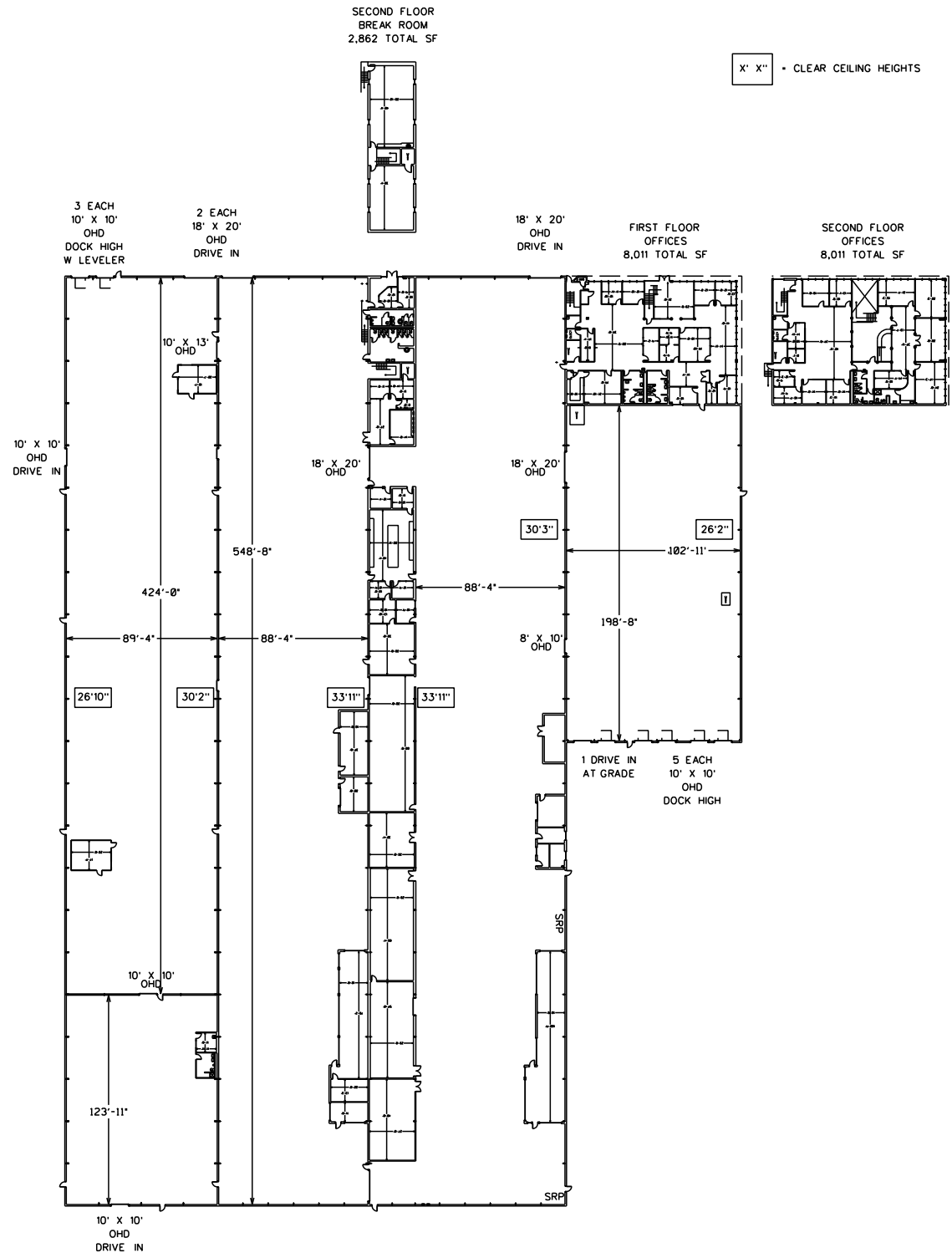
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SPACE PLAN

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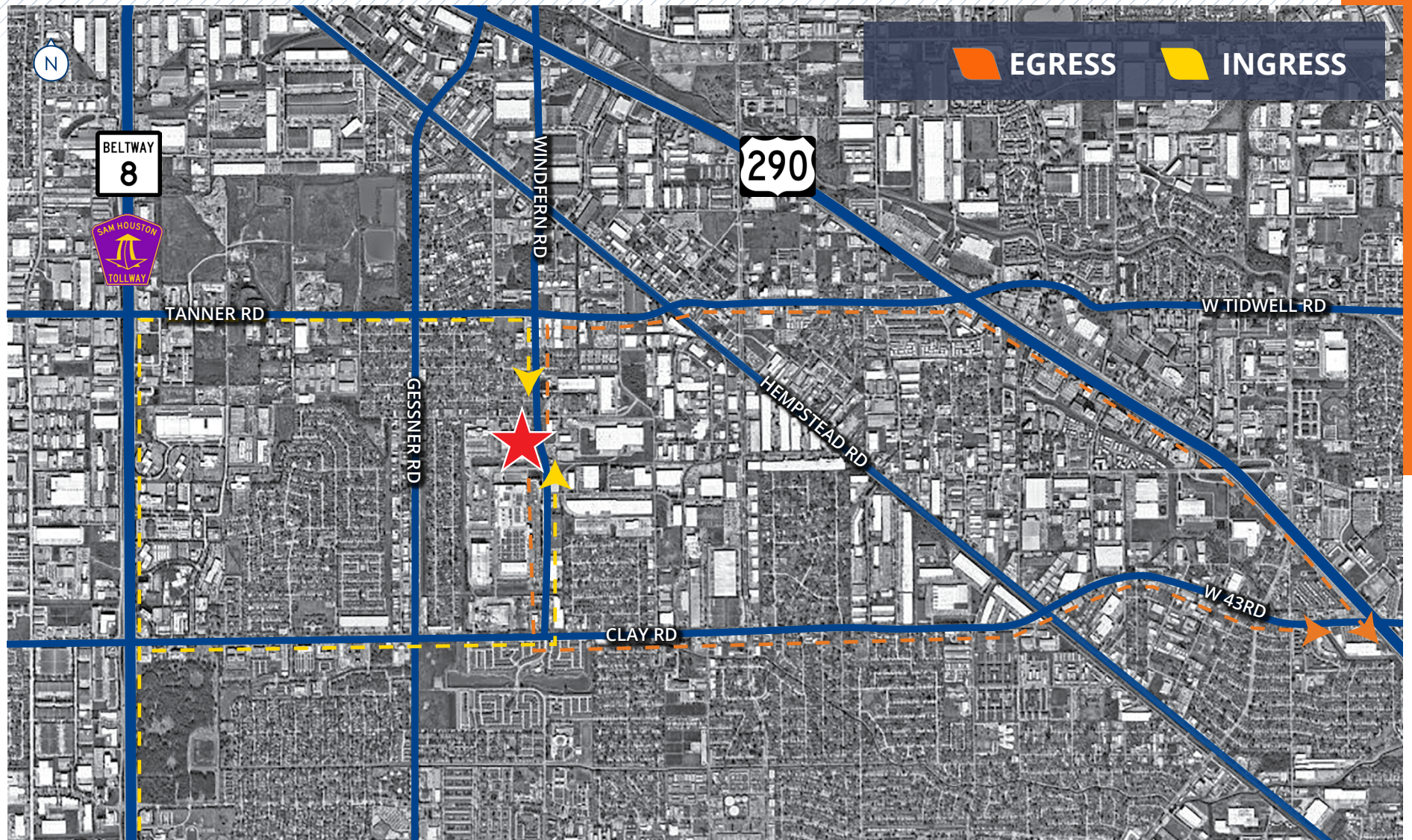
INGRESS EGRESS MAP



BELTWAY 8
10 minutes



US 290
7 minutes



AREA OCCUPIERS

1	Professional Flooring Supply
2	Kroger Distribution Center
3	HEB Houston
4	Axalta Coating Systems
5	Amazon STX5
6	Champion Wholesale Foods
7	HEB Snack Plant
8	Polytex 9700
9	StarPak
10	HEB Wingfoot Warehouse
11	Mongoose Freight Solutions
12	HEB Houston PDC
13	HEB Training Center
14	Lindenmeyr Munroe



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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.

2-10-2025



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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Date