



Accelerating success.



For Sale

Office/ Flex Condominiums

4552 FM 2351, Building A
Friendswood, TX 77546

Kelly Hutchinson

Senior Associate | Houston

+1 713 830 2146 Office

+1 281 830 9747 Mobile

kelly.hutchinson@colliers.com

Property Overview

For Sale | Flex Light Industrial Building

Address	4552 FM 2351, Building A, Friendswood, TX 77546 Harris County
Size	12,800 square-feet. Will divide. 3,200 sf increments.
Condition	New construction shell building
Services	Security cameras, 480v/3 phase power, fiber optics, gas
Ceiling Height	Option for mezzanine in front of building Front of building: 26'8" Back of building; 20'
Loading	(4) Four 12' w x 14' h overhead doors
Zoning	Industrial (click here for list of uses)

Condominium Property Owner's Association 2025 Budgeted Fees: \$3.86 psf/year. The association manages all aspects of maintenance, financial management, vendor coordination and repairs, so you can concentrate on your business operations. Leveraging economies of scale is a cost-effective solution that to enhance property value without the full expense of developing amenities on your own.

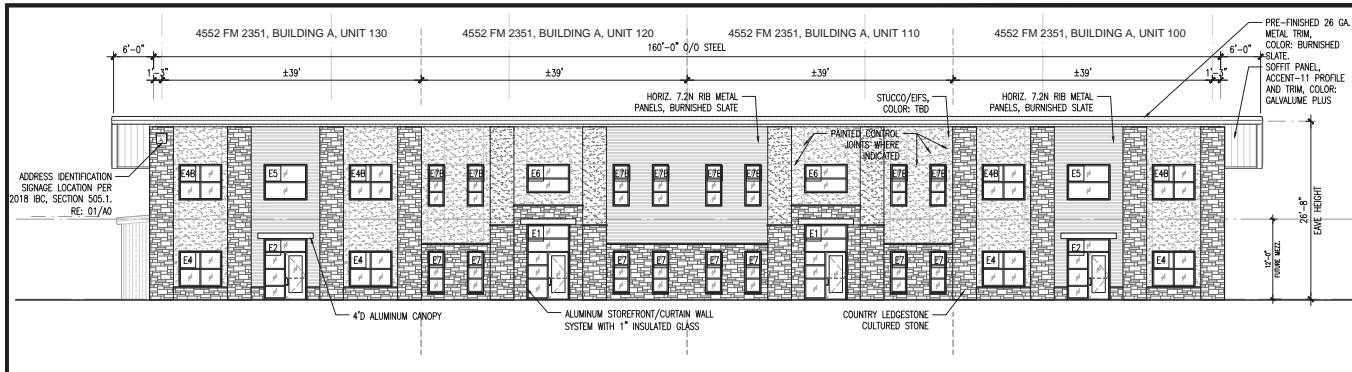
Call Broker for Pricing



Property Photographs

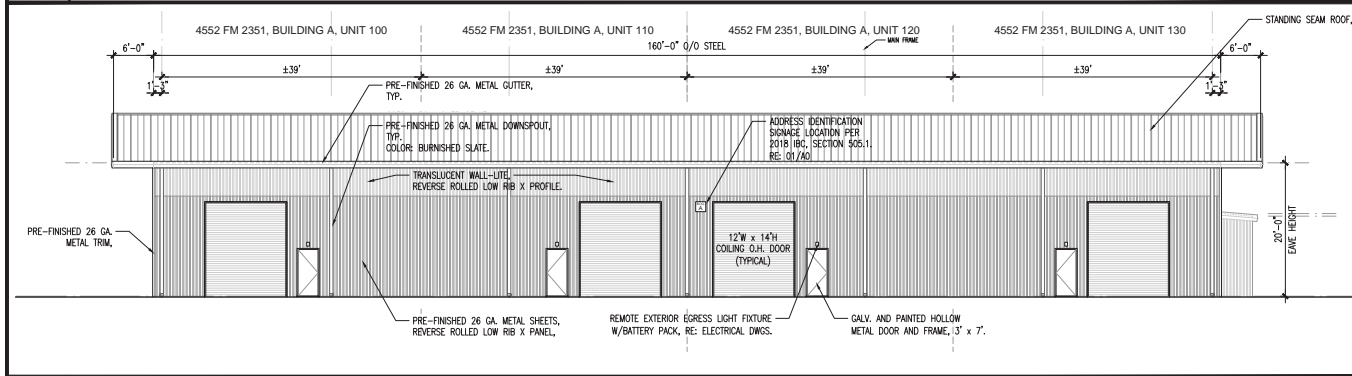


Property Site Plan



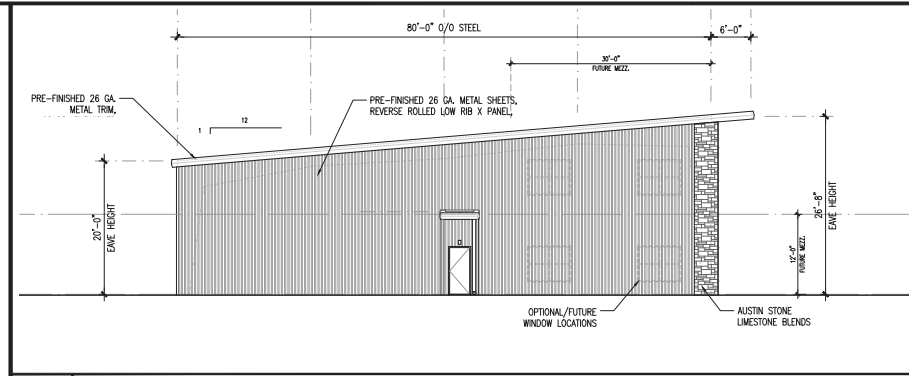
03 WEST ELEVATION
3/32" = 1'-0"

RE.



04 EAST ELEVATION
3/32" = 1'-0"

RE.

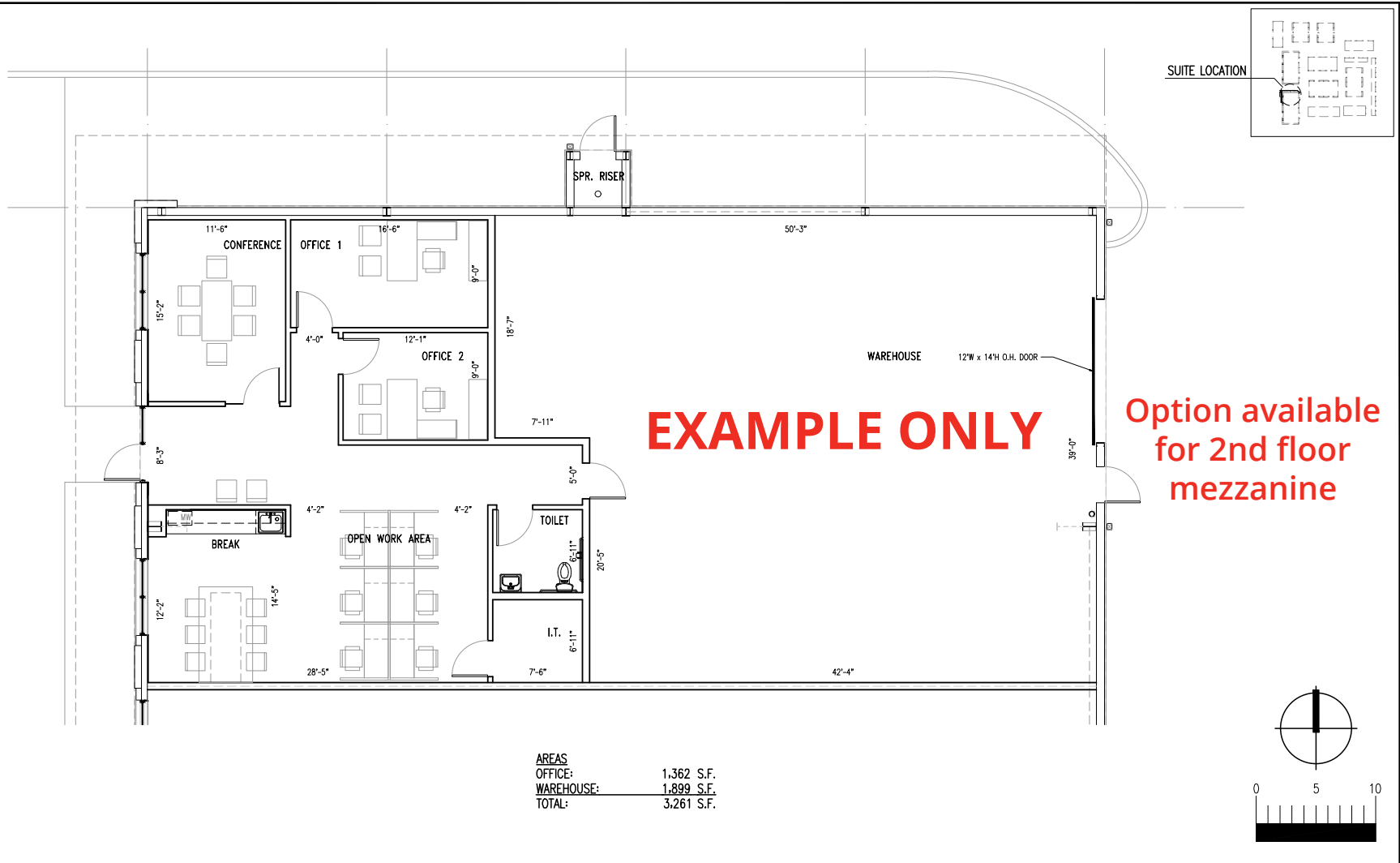


05 NORTH ELEVATION
3/32" = 1'-0"

RE.

Property Spec Suite

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AREAS	
OFFICE:	1,362 S.F.
WAREHOUSE:	1,899 S.F.
TOTAL:	3,261 S.F.

01 SPACE PLAN - SCHEME 1A
1/8" = 1'-0"



HarryGendelArchitects

1807 Decatur
Houston, Texas 77007
ph: 713.266.6100
fax: 713.266.3661

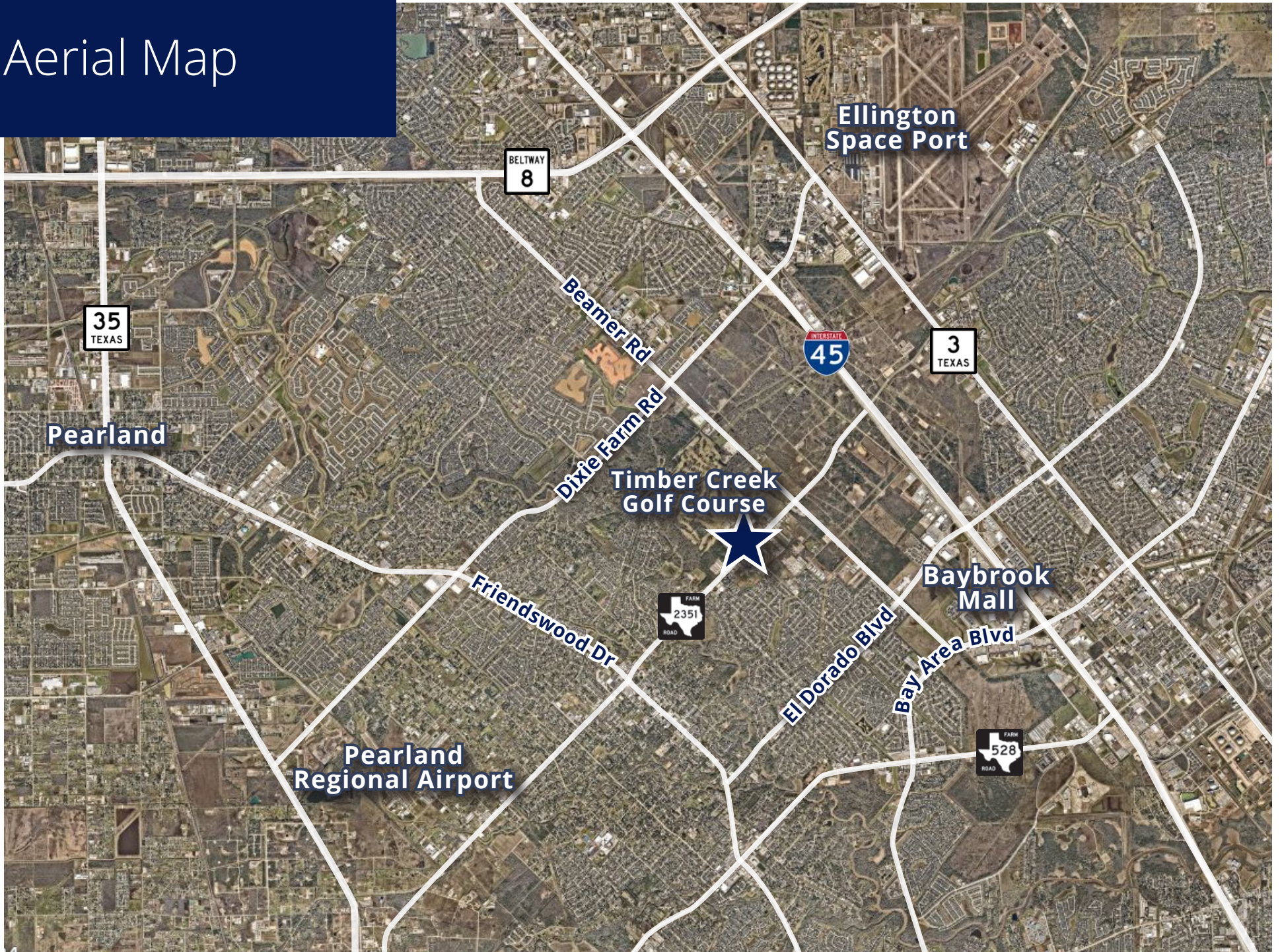
SPEC SUITE
INDUSTRY PARK
FRIENDSWOOD, TX 77546

DATE:	ISSUE/REVISION:	DATE:	ISSUE/REVISION:	DRAWING:
04/03/2024	ISSUED FOR SPACE PLAN 1			SP1A
04/08/2024	REVISED FOR SPACE PLAN 1A			
				TITLE: SPEC SUITE SPACE PLAN

Property Aerial



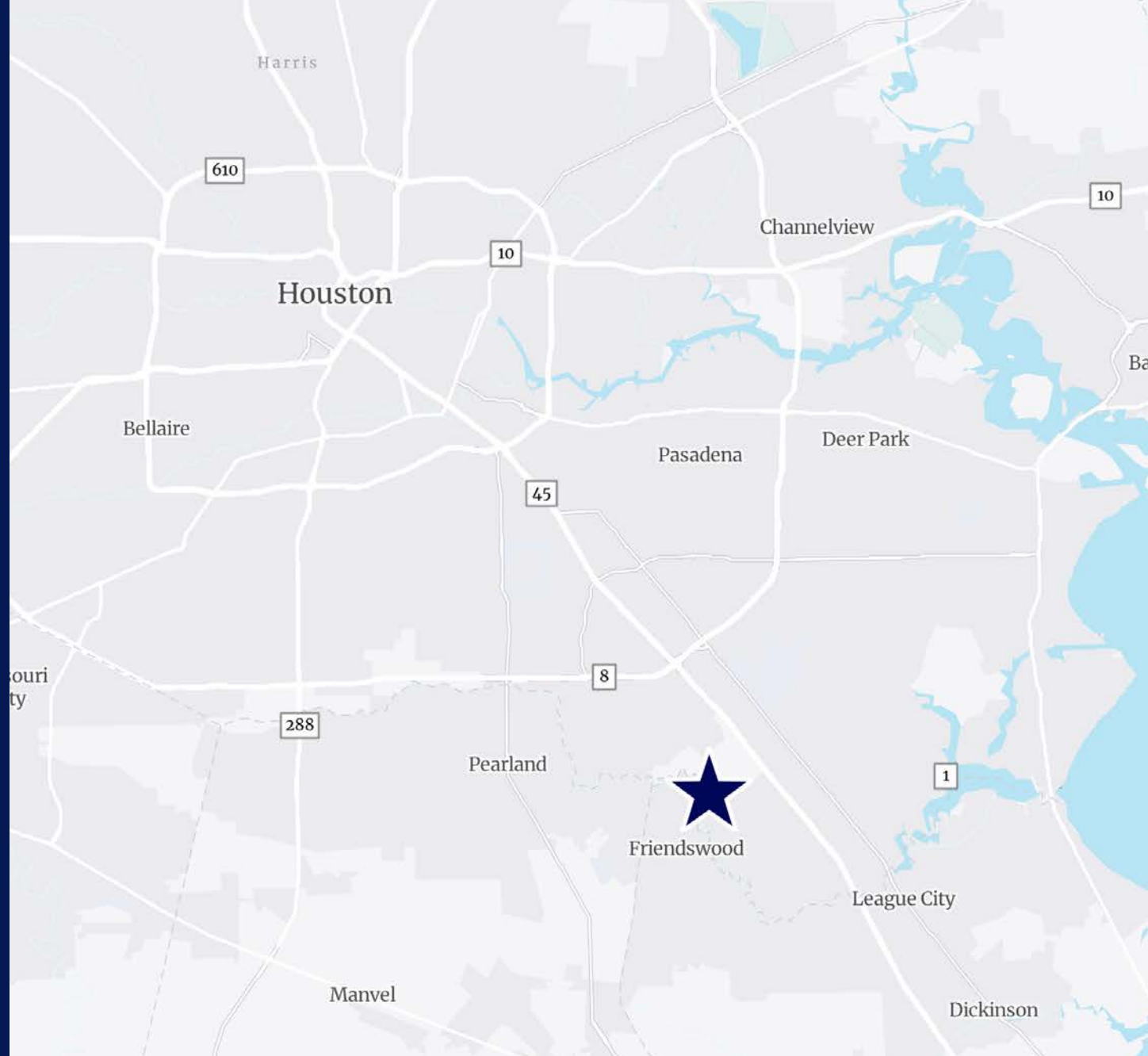
Aerial Map





1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Kelly Hutchinson
Senior Associate | Houston
+1 713 830 2146 Office
+1 281 830 9747 Mobile
kelly.hutchinson@colliers.com



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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.



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Kelly Hutchinson	317499	kelly.hutchinson@colliers.com	+1 713 830 2146
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date