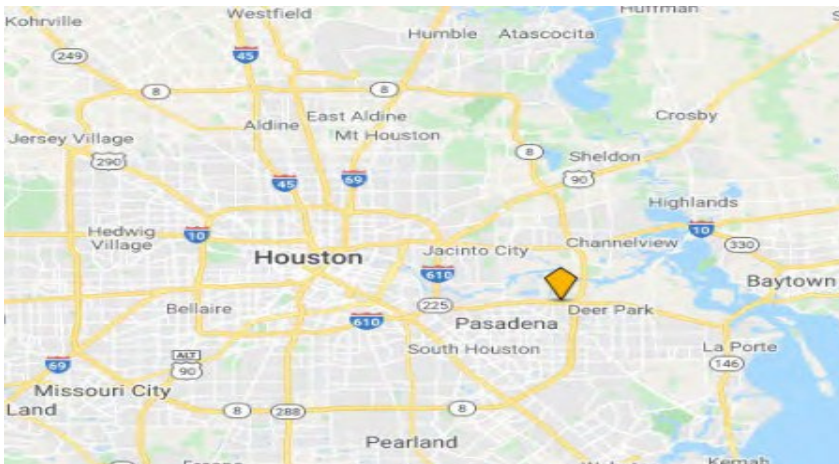


# FOR LEASE

## ± 10,200 SF OFFICE WAREHOUSE

### 3230 PASADENA FREEWAY

### PASADENA, TX 77503



### PROPERTY DESCRIPTION

- Tract Size: 0.85 acres
- Building: ± 10,200 SF including:
  - ± 3,500 SF Offices, Break Area & Restrooms
  - ± 6,700 SF Shop
- Fully Fenced
- Paving - Heavy Concrete
- (2) Over Head Doors
- No Zoning
- Electrical: 400/240
- Lease Rate: \$10,446 Per Month/NNN
- OPEX: \$2,823 /Per Month

Location: South Feeder of Hwy 225  
Access to Major Arteries and Great  
Visibility.

### SMITH RAINES COMPANY

Carolyn Fincher, Broker

(o) 281.486.1400 (c) 713.299.3192

[Smithraines@yahoo.com](mailto:Smithraines@yahoo.com)

**YOUR GOALS - OUR BUSINESS!**

The Information above has been obtained from the Owner & sources deemed reliable. While Smith Raines Company does not doubt its accuracy, we make no guarantee, warranty or representation. All information should be verified while conducting a careful, independent investigation of the property to determine the suitability for your intended use before executing a lease or purchase.

**SITE PLAN NOTES**

EXPOSED SUBGRADE TO BE SCARRIED TO A DEPTH OF 4" MOISTURE CONDITION TO ABOVE OPTIMUM AND RECOMPACT TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D-1558

STABILIZE SOIL AS PER SOILS REPORT INSTRUCTIONS AND RECOMPACT TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D-1558 ALLOW FOR TREATMENT WITH TYPE 'A' 3% HYDRATED LIME

CONCRETE PAVING SHALL BE 5 SACK 3000 PSI REINFORCED WITH #3 BARS @ 18" OC WITH DOWELED EXPANSION JOINTS AT 20' OC. MAX SEAL ALL EXP. JTS. CONCRETE PAVING SHALL BE PLACED OVER A COMPACTED BASE AS PER NOTE ABOVE. ALTERNATED REINF. @ 18" X 10' X 10' WWF.

**PARKING NOTES**

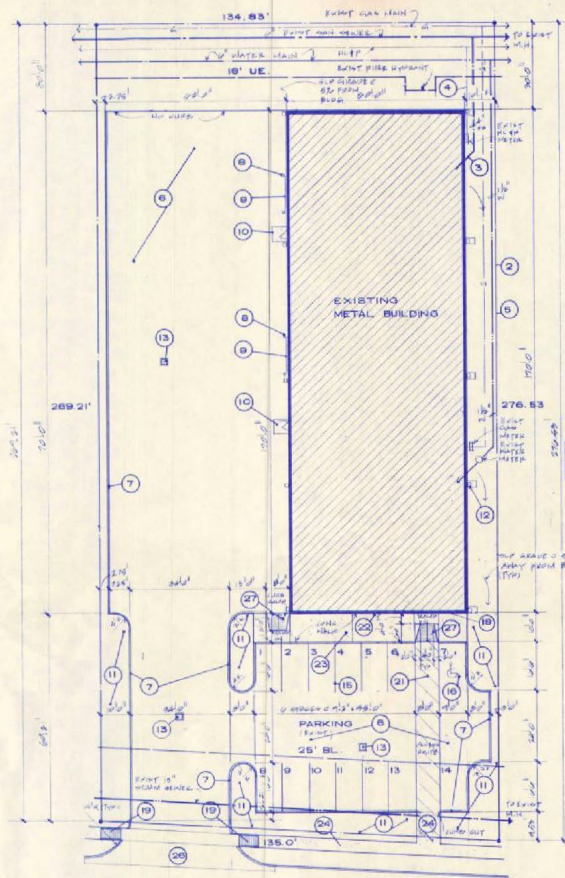
CITY OF PASADENA ORDINANCE NO 69-254  
10,200 SF = 71 SPACES / 2000 SF = 5 SPACES  
ADDITIONAL SPACES ARE FOR FUTURE OFFICE EXPANSION.

**SMITH RAINES COMPANY**  
Carolyn Fincher, Broker  
(o) 281.486.1400 (c) 713.299.3192

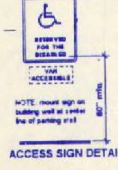
**SITE PLAN LEGEND**

1. INSTALL NEW 1 1/2" DIA. WATER TAB, WATER METER AND CUT OFF VALVE IN UTILITY TRENCH
2. NEW 1 1/2" DIA. WATER LINE TO NEW BLDG
3. NEW 4" DIA. SANITARY SEWER LINE FROM THE BUILDING TO THE NEW 6" SANITARY MAIN AT THE UTILITY EASEMENT
4. NEW ELECTRICAL SERVICE TO BUILDING (INSTALL AS PER PLAN STANDARDS AND SPEC)
5. NEW GAS LINE AND METER FOR BUILDING AS PER ENTEX SPECS.
6. NEW 6" REINFORCED CONCRETE PAVING AT ALL DRIVE AND PARKING AREAS. REFER DETAILS SHEET A-1.3
7. NEW 4" REINFORCED CONC CURB ON NEW CONC. PAVING. REFER DETAILS BHT-A-1.2
8. NEW 6" DIA. SCHEDULE 40 STEEL PIPE BOLLARDS FILLED WITH CONC. BOLLARDS TO 4'-0" ABOVE FIN. PAVING AND AT EACH SIDE OF OVERHEAD DOORS. REFER DETAILS SHEET A-1.2
9. SLOPED PAVING TO BE FLUSH WITH OVERHEAD DOOR THRESHOLD. 2" BELOW FIN. P.L.R. PROVIDE A DOWELED EXPANSION JOINT WITH SEALANT AT DOORS USING 3/4" DIA. RODS 18" LONG AT 18" OC.
10. 5'-0" WIDE X 6'-0" DEEP X 2% OR 1/80 SLP. AWAY FROM BLDG. TO CREATE A LEVEL STOP. SLOPE PAVING BY 2% OR 1/80 SLOPE TO BE TO BE FLUSH WITH DOOR THRESHOLD. 2" BELOW FIN. P.L.R. PROVIDE A DOWELED EXPANSION JOINT WITH SEALANT USING 3/4" RODS AT 18" LONG AND 18" OC (W/WR CONC END) REFER SHEET A-1.2 FOR DETAILS.
11. ROUGH GRADE ALL LANDSCAPE AREAS 4" BELOW ALL WALKS AND CURBS TYPICAL. REFER TO SHEET A-1.4
12. NEW CONC. SPLASH BLOCKS AT DOWNSPOUTS AT NATURAL GRADE. REFER DETAILS SHEET A-1.2
13. NEW CATCH BASIN; REFER SHEET A-1.3
14. NEW 8'-0" LONG PRECAST CONC. WHEEL STOP WITH 2" DIA. RODS 10" LONG SET IN EPOXY GROUT. REFER DETAILS SHEET A-1.2
15. NEW 4" WIDE SOLID PARKING STRIPES. USE 2 COATS OF YELLOW PAINT.
16. PRESENT NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY 24" X 30" X 11". USE TWO COATS YELLOW PAINT.
17. ACCESSIBLE AND PARKING SPACES CONC. PAVING NOT TO EXCEED 2% OR 1/80 SLOPE IN ALL DIRECTIONS. PAINT NEW 4" WIDE SOLID PARKING STRIPES AND ACCESSIBLE WITH 45° HASH STRIPES AT 4'-0" OC. USE 2 COATS OF YELLOW PAINT.
18. ALLOW FOR ONE ACCESSIBLE PARKING SPACE EACH SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN WITH THE SYMBOL OF ACCESSIBILITY MOUNTED ON THE BUILDING WALL AT THE CENTERLINE OF EACH SPACE. ONE SPACE SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SYMBOLS ON EACH SIDE SHALL BE LOCATED 80" ABOVE PAVING MIN. REFER TO DETAIL SHEET A-0.2
19. NEW 4" HIGH MAX. CONC. CURB RAMP W/ A MAX SLOPE OF 1/12 AND A TEXTURED NON-SLIP BRUSH FINISH 90° TO DIRECTION OF TRAVEL. RAMP SHALL HAVE A 6" X 6" CONC. RETURN CURB AT EACH SIDE.
20. ALLOW FOR A CONC. LANDING AT THE BASE OF THE RAMP. ALLOW FOR SLOPE NOT TO EXCEED 2% OR 1/80.
21. PROVIDE AN ACCESSIBLE ROUTE TO PUBLIC WALK. PAINT 2" WIDE YELLOW STRIPES W/ 45° HASH STRIPES AT 4'-0" OC. PAVING TO BE SMOOTH AND THE SLOPE NOT TO EXCEED 2% OR 1/80 IN DIRECTION OF TRAVEL. THE CROSS SLOPE IS NOT TO EXCEED 2% OR 1/80.
22. FRONT ENTRY IS ACCESSIBLE. SLOPE PAVING TO CREATE A LEVEL STOP 5'-0" WIDE X 10'-0" DEEP X 2% OR 1/80 SLP. FROM THE BUILDING. EXTEND 24" BEYOND THE LATCH EDGE OF THE DOOR. SET EDGE 1/4" MAX. BELOW FIN. P.L.R. PROVIDE 3" DOWELED EXPANSION JOINT AS PER NOTE #10.
23. NEW 4" REINF. CONC. SIDEWALK RAISED 6" ABOVE PARKING PAVEMENT. SLOPE SIDE WALK AT 2% OR 1/80. PROVIDE AN EXP. JOINT WITH SEALANT AS PER NOTE #10. REFER TO NOTE #25 FOR AREA NEAR DOOR. ALLOW FOR THE ENTRY DOOR THRESHOLD TO BE BEVELLED WITH A SLOPE NO GREATER THAN 1/2
24. NEW 4" THK. CONCRETE SIDEWALK REINF. W/ #4 REIN. WWF AND W/ WOOD FLOAT FINISH. SLOPE SHALL NOT EXCEED 2% OR 1/80. REFER DETAILS SHEET A-1.2
25. NEW REINFORCED CONC. SIDEWALK IN STATE RIGHT OF WAY (MIN 48" WIDE) REINFORCE WITH #4 REIN. WWF AND WITH A WOOD FLOAT FINISH. PROVIDE 1X4 REDWOOD EXP. JOINTS AT EVERY 20' OC. AND HAND TOGGLED JOINTS AT EVERY 4'-0" OC. SLOPE SHALL NOT EXCEED 2% OR 1/80. REFER DETAILS SHEET A-1.2
26. NEW 8" THK. REINF. CONC. DRIVEWAY ON CURB AND GUTTER TYPE ROAD AS PER STATE OF TEXAS DEPT. OF HIGHWAYS AND DEPT. OF PUBLIC OF TRANS STANDARDS

27. CONSTRUCT NEW 6" HIGH MAX. CONCRETE CURB RAMP 8'-0" WIDE BY 6'-0" LONG WITH A MAXIMUM SLOPE OF 1/12 AND A TEXTURED NON-SLIP BRUSH FINISH 90° TO DIRECTION OF TRAVEL. RAMP SHALL HAVE FLARED SIDES WITH A TEXTURED NON-SLIP BRUSH FINISH AND A MAXIMUM SLOPE OF 1/10.



STATE HWY NO. 225  
FRONTAGE RD.  
**EXISTING  
SITE PLAN**  
SCALE: 1/16" = 1'-0"



**CASARES & ASSOCIATES**  
3595 Moorpark St.  
Houston, TX 77099  
GITD 939-9139

CONSULTANTS

PROJECT  
JOHNSON SUPPLY  
3530 HWY 538  
PASADENA, TX

ISSUE DATES  
PERMIT-10/7/96

REVISIONS

SHEET TITLE  
**SITE PLAN**

PROJECT NO.  
95049

DRAWN BY  
R J C

CHECKED BY  
F V

DATE:  
10/4/96

SHEET  
**A-1.1**



# 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.

11-2-2015



## 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.

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Carolyn S. Fincher	264787	<a href="mailto:SmithRaines@yahoo.com">SmithRaines@yahoo.com</a>	713-299-3192
Designated Broker of Firm	License No.	Email	Phone
LeDon Wissner	458007	<a href="mailto:LeDonWissner@gmail.com">LeDonWissner@gmail.com</a>	832-818-5092
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Candace Jones	406228	<a href="mailto:Candace.Jones@live.com">Candace.Jones@live.com</a>	214-938-4409
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date