



CLARK★GAINES
PROPERTIES

**25002 CLAY ROAD
KATY, TEXAS 77493**

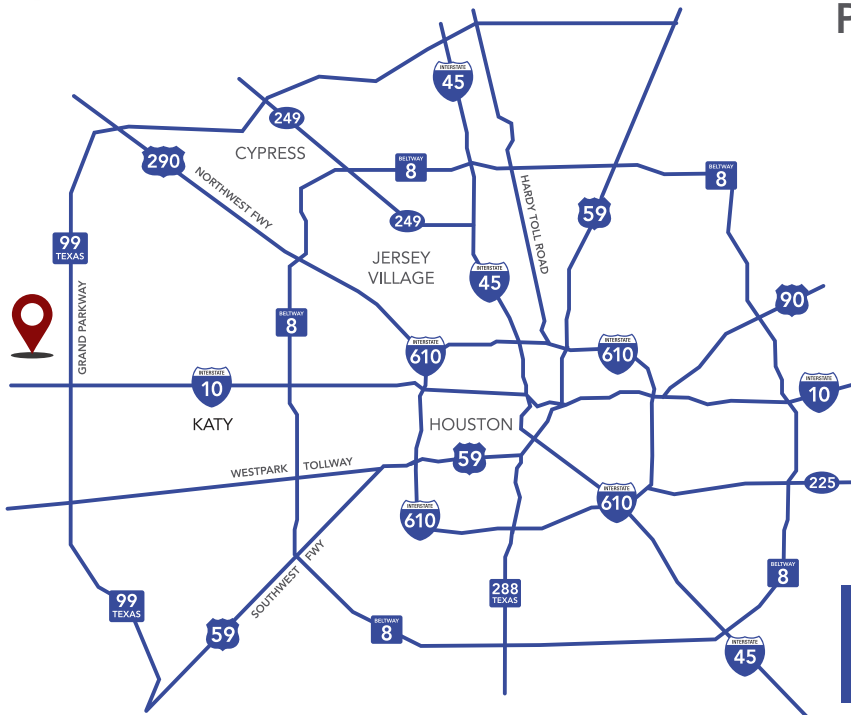
**FOR SALE OR LEASE +/- 40,080 SF TOTAL
INDUSTRIAL COLD WAREHOUSE STORAGE FACILITY**



PROPERTY DETAILS

- » Industrial Cold Warehouse Storage Facility
- » +/- 40,080 SF Total
- » +/- 3,000 SF Office
(Concrete mezzanine, ability to add 2nd story office)
- » +/- 37,080 SF Cold Warehouse Storage
- » +/- 2.95 acres
- » Built in 2015
- » 26' Eave Height / 30' Center of Building
- » Warehouse racks in place
- » 4 - 10' x 10' Dock High Doors
(2 on one end, 2 on another end)
- » 2- 18' x 18' grade level doors
- » Building has alarm system and cameras
- » Building equipped with a fire suppression system
- » Power: 480 Volt / 3 Phase / 2,000 amps
- » Automatic Full Back Up Generator
- » Cold system is a freon system
- » Previous Use was High- Pressure Processing (HPP)
- » Great proximity to Grand Parkway, I 10, and US 290
- » Potential expansion next door or in the park

FOR SALE OR LEASE
CALL FOR INFORMATION



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

Justin Clark, CCIM, SIOR | D 713-678-0852 | C 713-201-4248 | jclark@clarkgaines.com
Nathan Gaines, CCIM, SIOR | D 713-678-0854 | C 713-204-8334 | ngaines@clarkgaines.com

www.ClarkGaines.com



Office 713-322-2200



CLARK★GAINES
P R O P E R T I E S

25002 CLAY ROAD
KATY, TEXAS 77493

FOR SALE OR LEASE +/- 40,080 SF TOTAL
INDUSTRIAL COLD WAREHOUSE STORAGE FACILITY

AERIAL



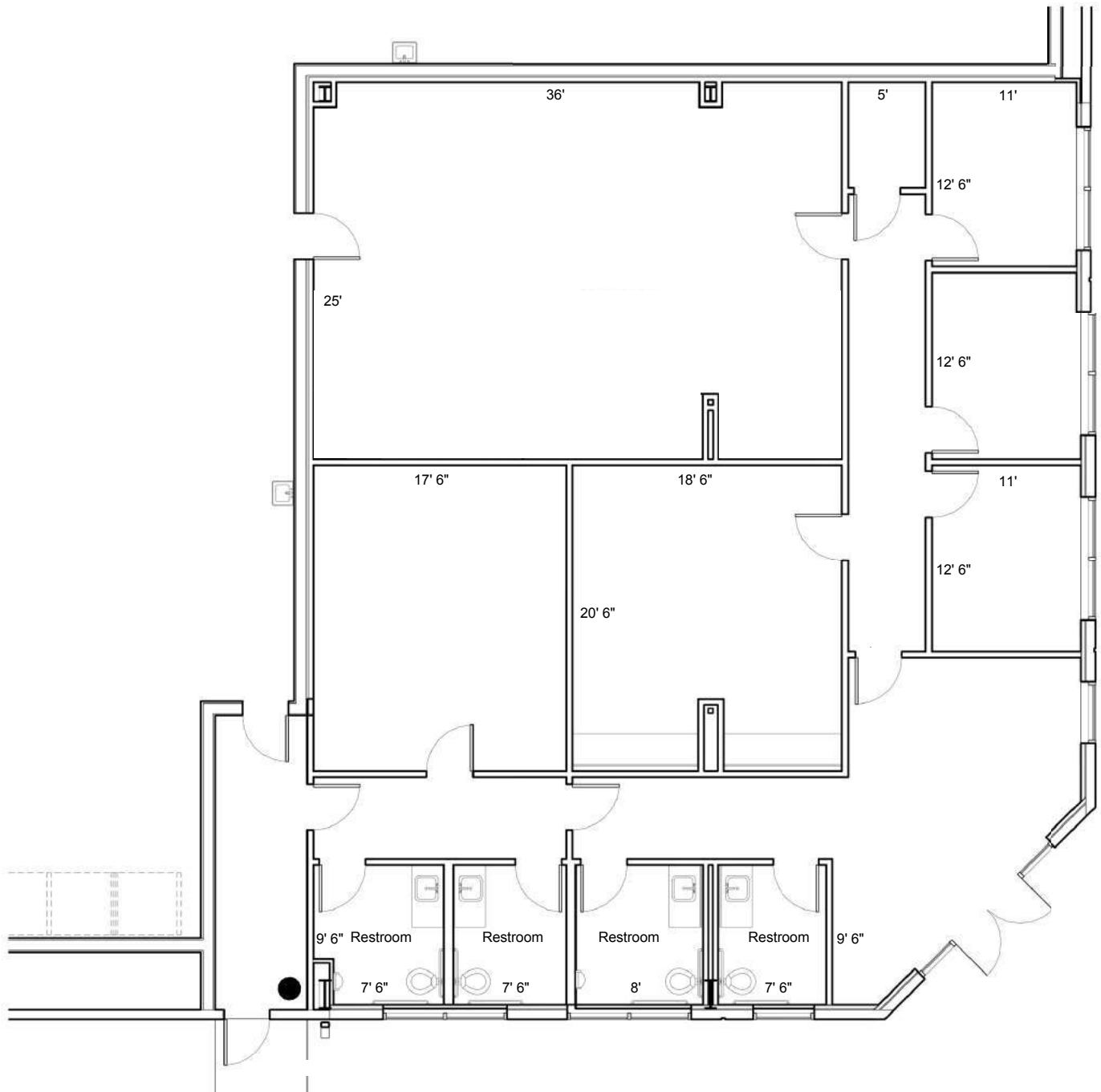


CLARK★GAINES
P R O P E R T I E S

25002 CLAY ROAD
KATY, TEXAS 77493

FOR SALE OR LEASE +/- 40,080 SF TOTAL
INDUSTRIAL COLD WAREHOUSE STORAGE FACILITY

FLOOR PLAN



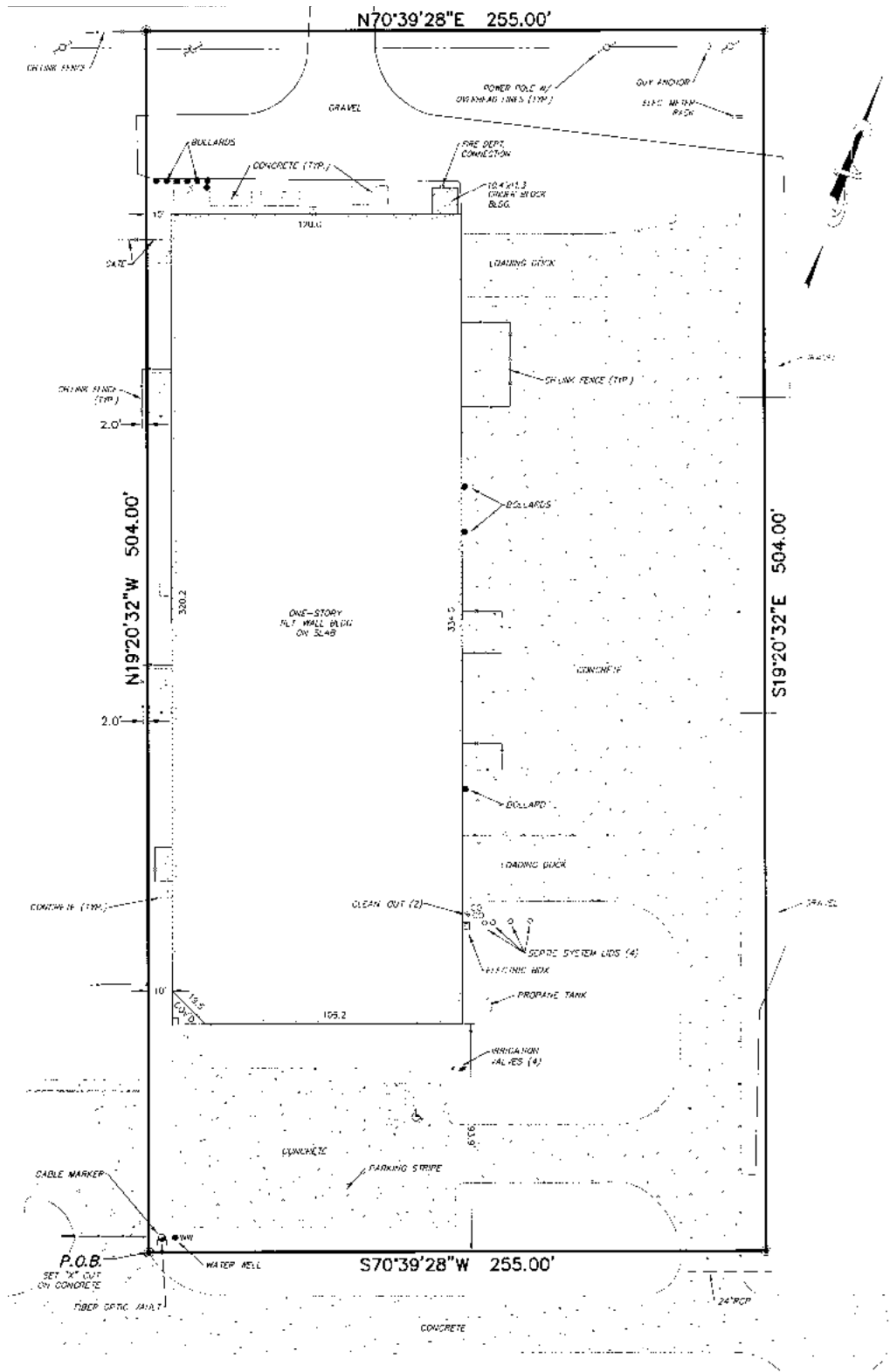


CLARK★GAINES
PROPERTIES

25002 CLAY ROAD
KATY, TEXAS 77493

FOR SALE OR LEASE +/- 40,080 SF TOTAL
INDUSTRIAL COLD WAREHOUSE STORAGE FACILITY

SURVEY



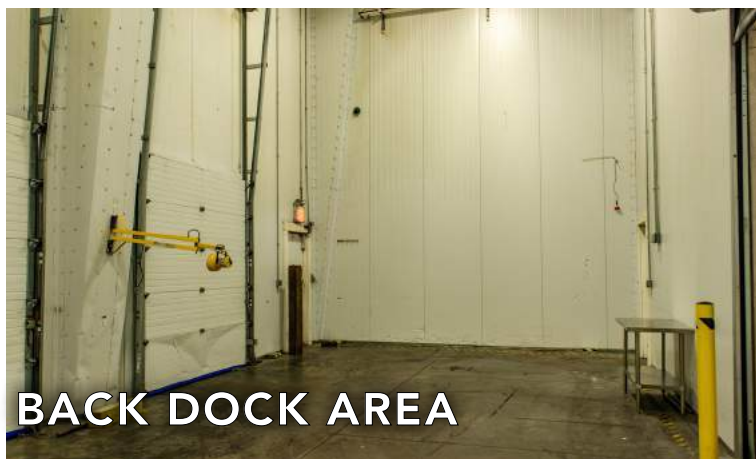
ADDITIONAL PHOTOS



SIDE OF BUILDING



TEST KITCHEN INSIDE OFFICE



BACK DOCK AREA



STAIRS TO MEZZANINE



**MEZZANINE ON
TOP OF THE OFFICE**



INSIDE OF DOCK AREA

ADDITIONAL PHOTOS



WAREHOUSE RACKS



PLATFORM



WAREHOUSE RACKS



BACK OF WAREHOUSE



WAREHOUSE RACKS



TOP OF PLATFORM



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.

| | | | |
|---|----------------|--------------------------------|----------------------|
| <u>Clark Gaines Properties, LLC</u> | <u>9003957</u> | <u>ngaines@clarkgaines.com</u> | <u>(713)322-2200</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Nathan Gaines, CCIM, SIOR</u> | <u>592262</u> | <u>ngaines@clarkgaines.com</u> | <u>(713)678-0854</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Nathan Gaines, CCIM, SIOR</u> | <u>592262</u> | <u>ngaines@clarkgaines.com</u> | <u>(713)678-0854</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Justin Clark, CCIM, SIOR</u> | <u>609429</u> | <u>jclark@clarkgaines.com</u> | <u>(713)678-0852</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Clark Gaines Properties, 13333 Northwest Freeway Suite 130 Houston TX 77040
Nathan Gaines

Information available at www.trec.texas.gov

Phone: 7133222200 Fax: 7136780853
www.lwof.com

IABS 1-1
IABS 2025

