

FOR LEASE: PRIME INDUSTRIAL OFFICE WAREHOUSE

3234 PASADENA FREEWAY

PASADENA, TX 77503

SMITH RAINES COMPANY

PROPERTY FEATURES:

Tract Size: ±35,954 SF

- ± 9,900 SF Office Warehouse
- ±2,900 SF Office Area
- ± 3,000 SF Climate-Controlled Shop
- ±4,000 SF Warehouse Space
- Fenced Concrete Yard
- 2 Overhead Doors - 12 x 16
- Shop Restroom
- 18' Eave Height
- 240V/400 Amp/3 Phase Electrical
- Includes Freeway Signage Visibility

LEASE RATE:

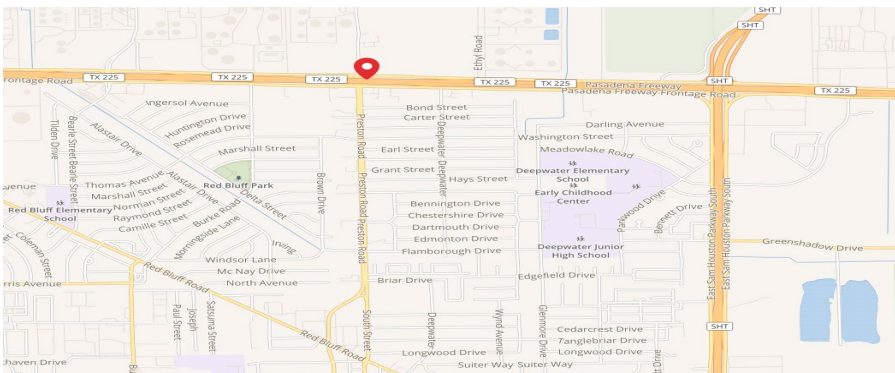
Base Rent: \$10,494/monthly

NNN Approx: \$ 2,912/ monthly

Contact:

Smith Raines Company

Carolyn Fincher, Broker
1307 Bluebonnet Drive
Taylor Lake Village, TX 77586
281.486.1400 / 713.299.3192
smithraines@yahoo.com



LOCATION: BUSINESS SAVY- SOUTHEAST INDUSTRIAL ARENA of HOUSTON ALONG THE SOUTH FEDER HWY. 225 - VISIBILITY!

The Information above has been obtained from sources deemed reliable. While SRC does not doubt its accuracy we make no guarantee, warranty or representation. You should conduct a careful, independent investigation of the property to determine the suitability for your intended use.

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Pasadena, TX 77503

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YOUR GOALS - OUR BUSINESS!!

Floor Plan May Not Be Exact

CLIMATE CONTROL

ADDITIONAL
EXISTING
WAREHOUSE

WAREHOUSE
112
EXISTING

ROLL UP
DOORS

SHOP RESTROOM

BREAK ROOM

OPENS TO SHOP

RESTROOMS

BREAK ROOM

WOMEN
110
111

MEN
110
111

INSIDE SALES OFFICE

LARGE OFFICE

OUTSIDE SALES OFFICES

CONFERENCE ROOM

SMALL OFFICE

COOPY RM

LARGE OFFICE AREA
WITH WINDOWS

LARGE OFFICE AREA
TRAINING ROOM

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

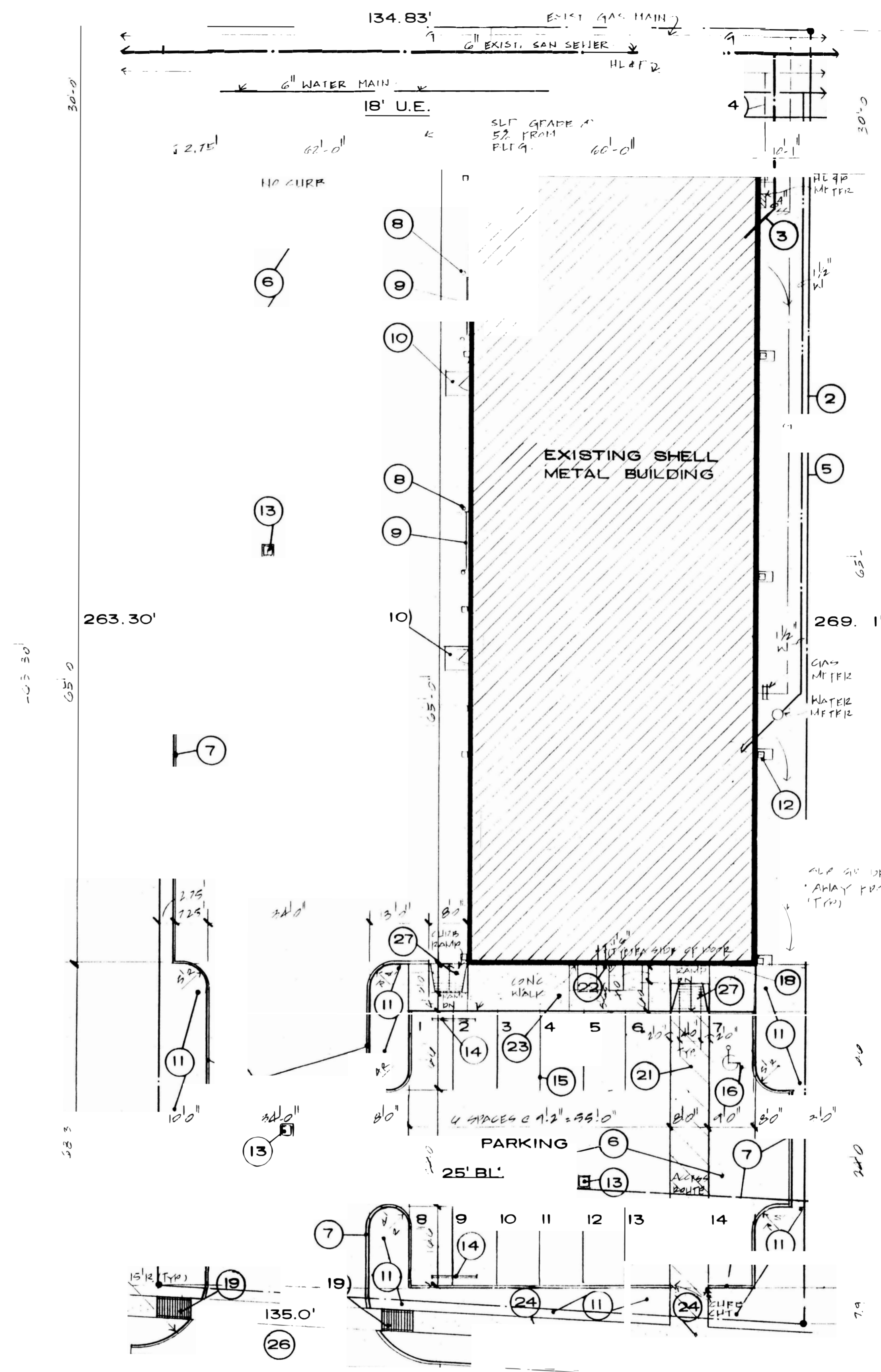
MR. BOWEN'S OFFICE

OFFICE

FLOOR PLAN B234 HWY 225

SCALE 1/4\"/>

2,920 SF



NOTE: VERIFY ALL METER LOCATIONS WITH OWNER.

SEE SHEET 'A' FOR 'A' AWAY FROM 'A' (T.M.)

STATE HWY. NO. 225
FRONTAGE RD.

SITE PLAN

SCALE: 1/16" = 1'-0"



RESERVED FOR THE DISABLED

ACCESSIBLE

NOTE: mount sign on building wall at center line of parking stall

ACCESS SIGN DETAIL



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date