

FOR LEASE

Business Park Delivering Q2 2026 | Preleasing Available

ZUBE BUSINESS CENTER
25540 Zube Road, Hockley, TX

**MOODY
RAMBIN**

Relationships in Real Estate

PROPERTY DETAILS

ZUBE BUSINESS CENTER

25540 ZUBE ROAD, HOCKLEY, TX

Address	25540 Zube Rd
City	Hockley, TX
Total Builds	11 (Stand Alone)
Total Available SF	55,000 SF
Estimated Delivery	May 2026 (Preleasing Available)
Lease Rate	Contact Broker for Information

Building	Space Details	Availability
Building 1	5,000 SF / 1,000 SF (Office)	Preleasing (Available May2026)
Building 2	5,000 SF / 1,250 SF (Office)	Preleasing (Available May2026)
Building 3	5,000 SF / 1,250 SF (Office)	Preleasing (Available May2026)
Building 4	5,000 SF / 1,250 SF (Office)	Preleasing (Available May2026)
Building 5	5,000 SF / 1,250 SF (Office)	Preleasing (Available May2026)
Building 6	5,000 SF (BTS Office)	Preleasing (Available May2026)
Building 7	5,000 SF (BTS Office)	Preleasing (Available May2026)
Building 8	5,000 SF (BTS Office)	Preleasing (Available May2026)
Building 9	5,000 SF (BTS Office)	Preleasing (Available May2026)
Building 10	5,000 SF (BTS Office)	Preleasing (Available May2026)
Building 11	5,000 SF (BTS Office)	Preleasing (Available May2026)



HIGHLIGHTS & FEATURES

Each unit offers a modern warehouse-office blend with grade-level loading, heavy power, and direct access to Hwy 290—ideal for growing operations needing flexibility and infrastructure.

- 5,000 SF (50' x 100')
- ±4,000 SF Warehouse Space
- 1,000 - 1,250 SF Spec Office Space
- 0.50 AC Land
- 18' - 20' Clear Height
- Metal and Masonry Construction
- Buildings are Fully Insulated
- 10 - 12 Auto Parks
- 3 Phase Heavy Power (480v)
- Easy Access To Hwy 290
- 2 Grade-Level Loads (12' x 14')
- Outside 100- & 500-Year Floodplains

FOR MORE INFORMATION

Brandon Wuntch | (713) 773-5593
bwuntch@moodyrambin.com

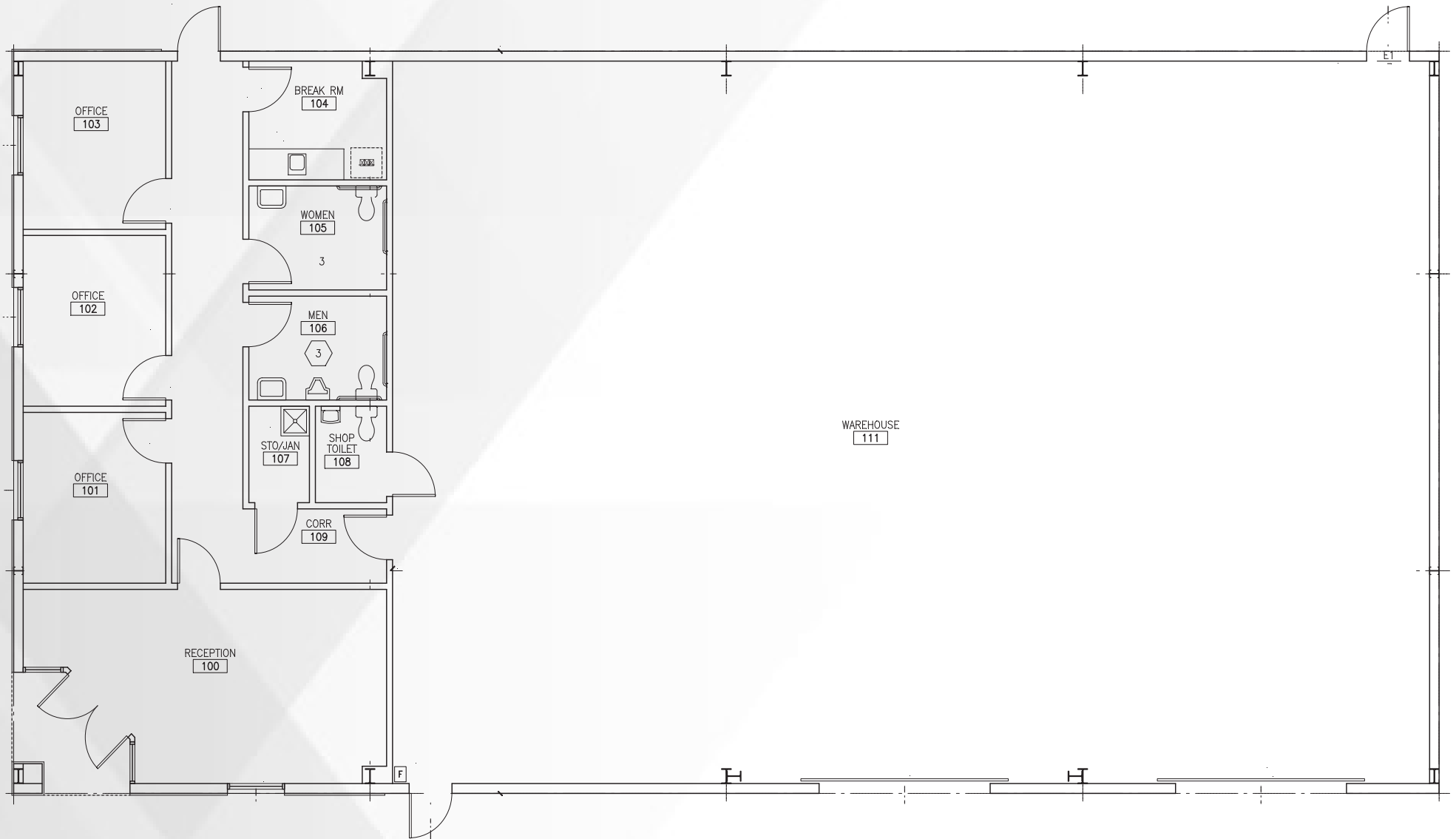
Joe Rambin | (713) 773-5584
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BUILDING FLOOR PLAN

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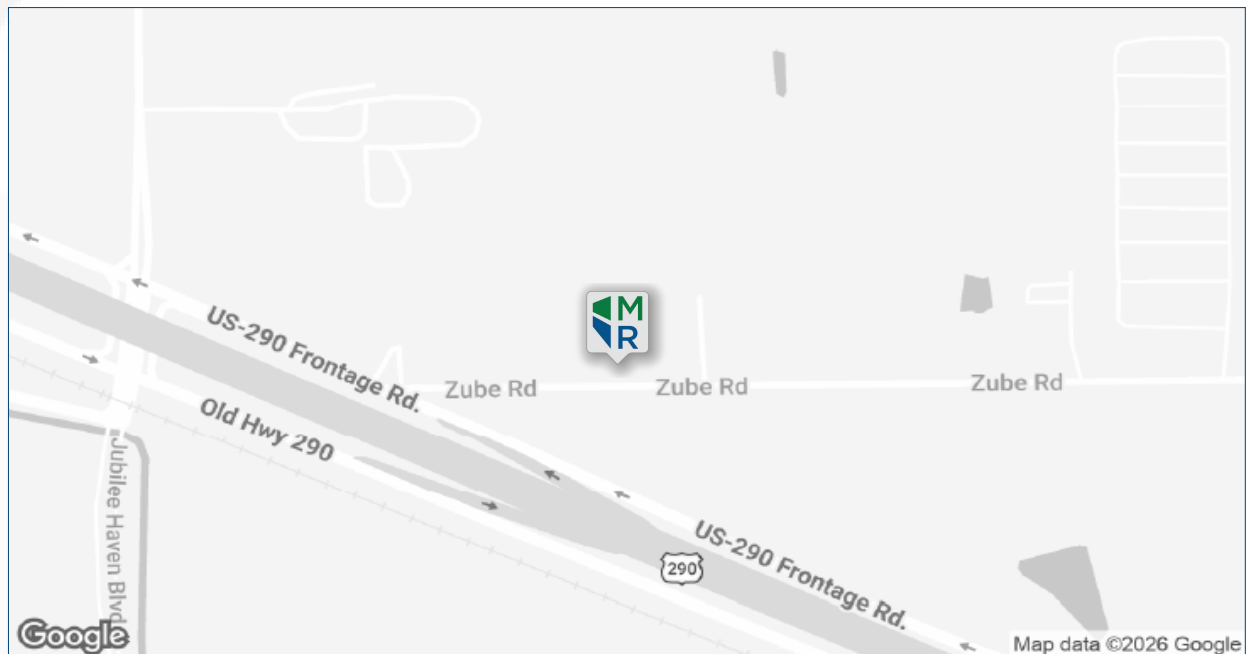
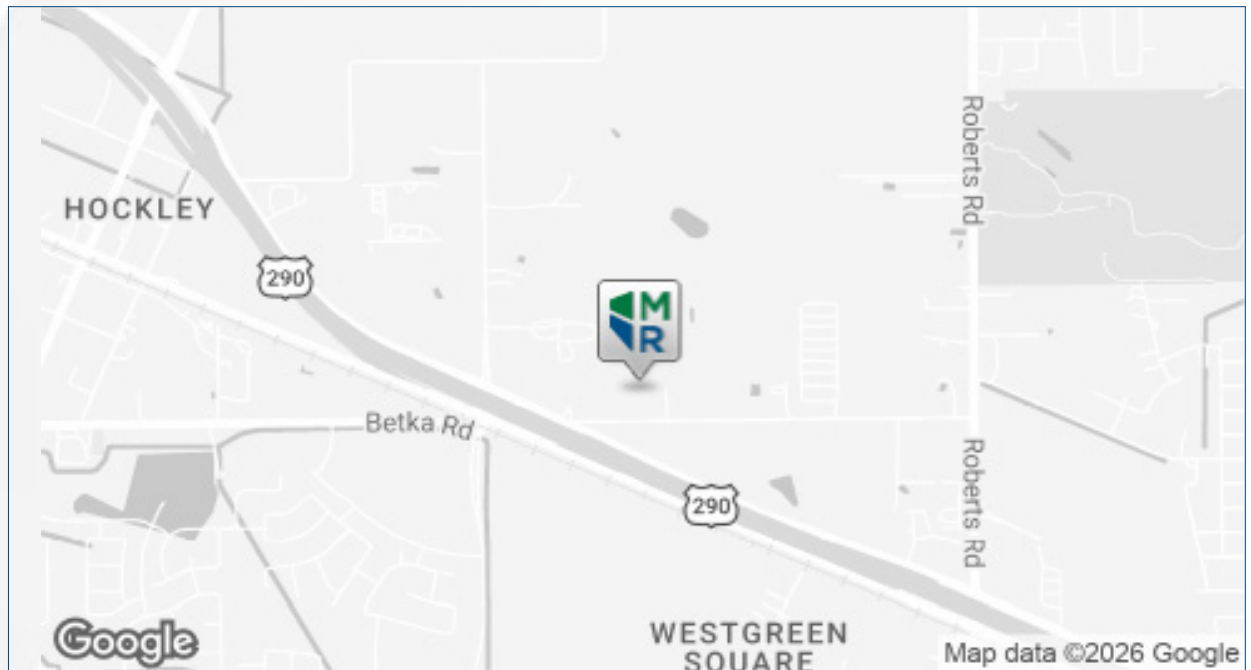
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LOCATION

Zube Business Center sits approximately a half mile from Highway 290, 2 miles from the Grand Parkway (TX-99), and 2 miles from FM 2920, providing excellent regional connectivity in all directions.

The area benefits from strong industrial activity in the northwest Houston corridor. Daikin Technology Park, a major manufacturing and distribution hub, is approximately 3 miles away, making this a well-positioned industrial submarket.



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AERIAL PHOTOS

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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 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Wuntch	671520	bwuntch@moodyrambin.com	(713)773-5593
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

