

FOR LEASE



Clear Lake Business Park Industrial / Warehouse Space For Lease 15502 Highway 3 | Webster, TX 77598

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LANDPARK

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PROPERTY INFO



SPACE AVAILABILITY

UNIT	SF	RATE
104	1,248 SF	\$12.00 (NNN)
109	1,248 SF	\$12.00 (NNN)
210	1,248 SF	\$10.00 (NNN)
304	1,248 SF	\$10.00 (NNN)
307	1,248 SF	\$10.00 (NNN)
604	1,008 SF	\$12.00 (NNN)
605	3,200 SF	\$10.00 (NNN)
704	624 SF	\$12.00 (NNN)
713	624 SF	\$12.00 (NNN)
719	1,248 SF	\$10.00 (NNN)

PROPERTY DESCRIPTION

Clear Lake Business Park offers warehouse, storage, and office spaces with flexible lease options ideal for small businesses. The property features move-in-ready suites, ample parking, security patrol, on-site management, and controlled 24-hour access within a fully fenced property.

Suite sizes range from 624 SF, 1,008 SF, and 1,248 SF office/warehouse spaces, each equipped with a 10' x 12' roll-up door to accommodate a variety of operational needs.

Strategically located near I-45 and Highway 3, the property provides convenient access to Pasadena, Friendswood, and League City. With high traffic and strong visibility, tenants benefit from a central location just minutes from Baybrook Mall and NASA Business Park.

This prime location offers seamless connectivity to major highways and intersections, making it an excellent choice for businesses seeking accessibility and exposure. The property

provides ample parking and strong street presence to support your daily operations.

Now available for lease, these suites offer the flexibility to tailor the space to your business needs. Don't miss the opportunity to establish your business in this thriving commercial corridor - schedule a tour today.



PROPERTY HIGHLIGHTS

-  Mixed Use Facility
-  Free Surfaced Parking
-  16' to 18' Clear Height
-  Units with Fenced Yard
-  Fiber Internet Coverage
-  Onsite Property Manager
-  Gated Business Park with 24 Hour Access
-  Private Restrooms
-  Private Fenced In Parking Area

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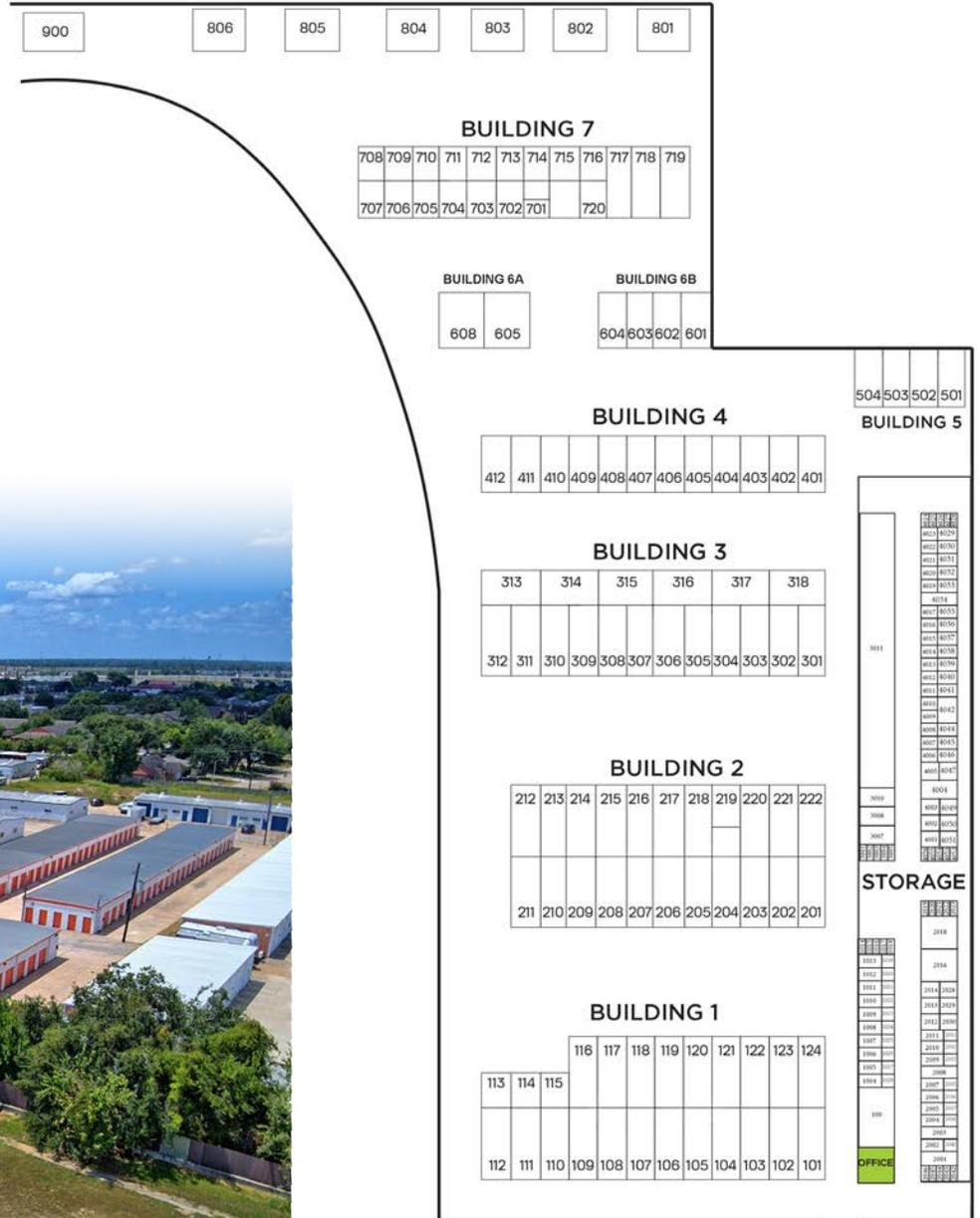
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CLEAR LAKE BUSINESS PARK - SITE PLAN

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
104 (Industrial)	1,248 SF	\$12.00 NNN
109 (Flex)	1,248 SF	\$12.00 NNN
210 (Flex)	1,248 SF	\$10.00 NNN
304 (Flex)	1,248 SF	\$10.00 NNN
307 (Flex)	1,248 SF	\$10.00 NNN
604 (Industrial)	1,008 SF	\$12.00 NNN
605 (Industrial)	3,200 SF	\$10.00 NNN
704 (Industrial)	624 SF	\$12.00 NNN
713 (Industrial)	624 SF	\$12.00 NNN
719 (Industrial)	1,248 SF	\$10.00 NNN



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PHOTOS



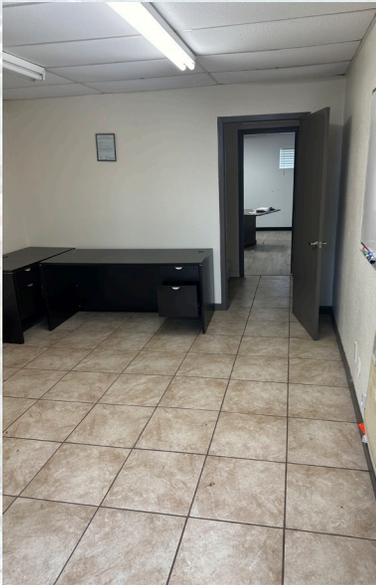
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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PHOTOS



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AERIAL VIEW

CLEAR LAKE BUSINESS CENTER
15502 HIGHWAY 3 - WEBSTER TX 77598

HIGHWAY 3

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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

Information About Brokerage Services

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Ryan David Burnaman	718215	rburnaman@landparkco.com	(713) 292-3485
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date