

## BRENTWOOD BUSINESS PARK AT CHOCOLATE BAYOU

**TWO ±25,000 SF  
WAREHOUSES -  
FOR LEASE  
OR SALE**



**14213 OLD CHOCOLATE BAYOU ROAD, HOUSTON, TEXAS**



### PROPERTY FEATURES

- Phase 1: Two (2) ±25,000 SF Buildings with ±2,000 SF of Office
- Phase 2: Two (2) ±25,000 SF Buildings with ±2,000 SF of Office or One (1) ±50,000 SF Building
- Phase 3: One (1) ±40,000 SF Building with ±2,000 SF of Office or BTS
- ESFR Sprinklers and LED Lighting Throughout Office and Warehouse
- 10-15 Ton Crane Ready
- 28' Clear Height
- 3 Phase; 480V; 400 Amps
- Three (3) 14'x14' Grade-Level Doors per Building
- Two (2) 12'x12' Dock-High Doors per Building
- **PLEASE CONTACT BROKER FOR PRICING**

### CONTACT INFORMATION

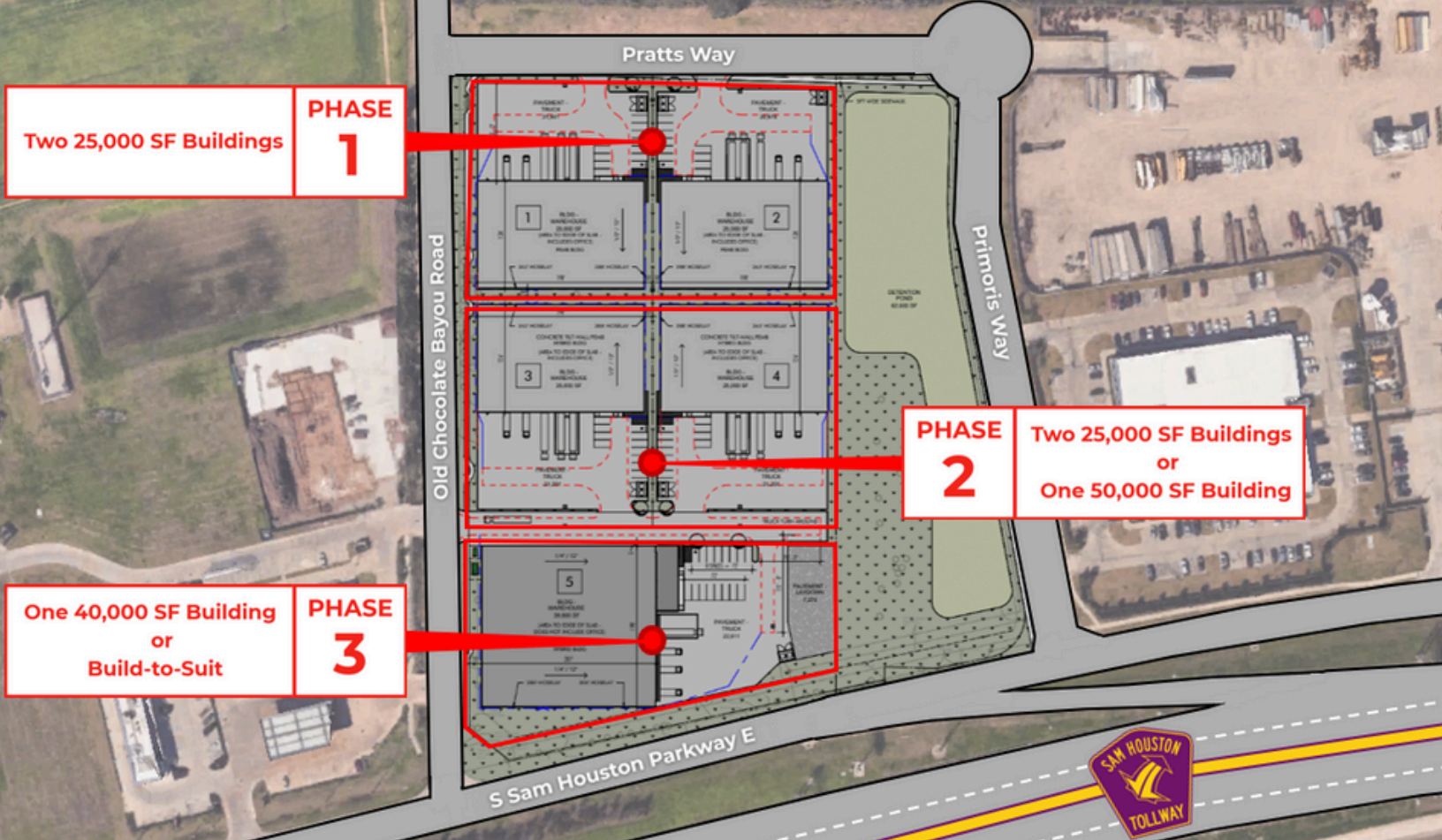
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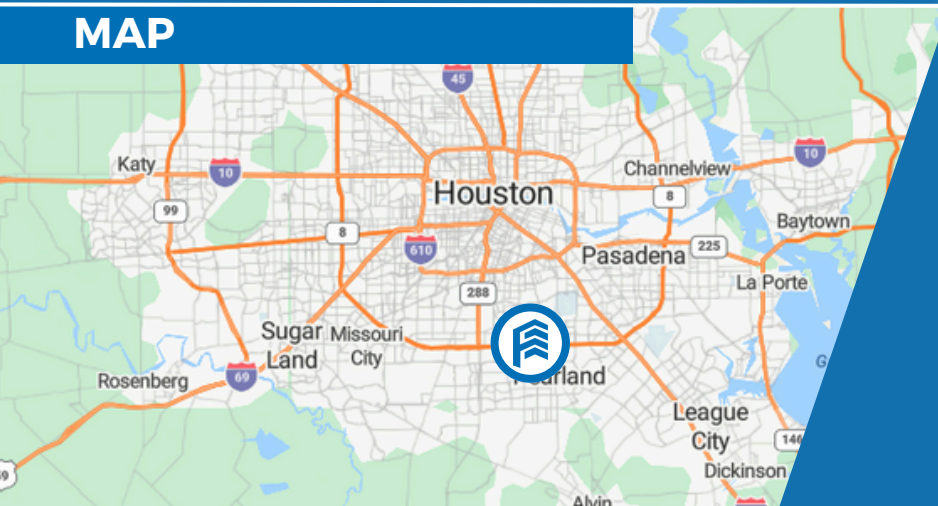
**Anticipated Delivery Date: Q3 2026**



## 14213 OLD CHOCOLATE BAYOU ROAD, HOUSTON, TEXAS

Situated in Southwest Houston, Brentwood Business Park at Chocolate Bayou is a premier 140,000+ SF industrial development ideal for distribution, manufacturing, and warehouse operations. Phase 1 of the strategically planned development features two 25,000 SF buildings, each offering 2,000 SF of fully built-out office and ample warehouse space, with Phase 2 delivering either two additional 25,000 SF buildings or one 50,000 SF facility, and Phase 3 providing a flexible 40,000 SF building or build-to-suit options. Key amenities include ESFR sprinklered warehouse, 10-15 ton crane-ready capacity, three 14' x 14' grade level doors, two 12' x 12' dock high doors, 28' clear heights, and 3-phase power. Brentwood Business Park enjoys premium frontage on Beltway 8 with excellent access to Highway 288 and the Gulf Freeway, positioning tenants at the center of Houston's expanding industrial corridor.

### MAP



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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.*

- 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.

- 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.

**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 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.

**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.

Phone

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**Phone**

Phone

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Phone

Date \_\_\_\_\_