



Colliers

For Sale or Lease

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2210 Sandman St (Primary Address) Houston, TX 77007

Two office/warehouse buildings (\pm 14,500 SF)
on adjacent lots totaling 0.46 acres, in centrally
located Cottage Grove.

Property Features

- Two metal buildings: 8,100 SF on .23 acres & 6,400 SF on .23 acres
- Grade level loading & 3 phase power
- LED lighting
- 12' - 18' Clear height
- Buildings can be sold separately

The properties are surrounded by a vibrant commercial hub and thriving residential neighborhoods and are located in a prime central location very close to the Greater Houston Heights area and two blocks north of I-10.

Accelerating success.

For Sale or Lease

2210 Sandman St & 4922 Larkin St

Property Overview

Two metal office/warehouse buildings on two adjacent lots, suitable for a user, or an investor interested in leasing them for income. Also available are two lots in close proximity to the buildings.



2210 Sandman St

- 6,400 SF Metal building
- 0.23 Acre lot
- 2,400 SF office with 7.5 tons air conditioning
- 4,000 SF warehouse (not AC'd)
- 3 Phase power
- (2) Large overhead doors & (3) walk-in doors
- Mezzanine throughout warehouse
- 16' Clear height (without mezzanine)
- Sales Price: \$1,200,000

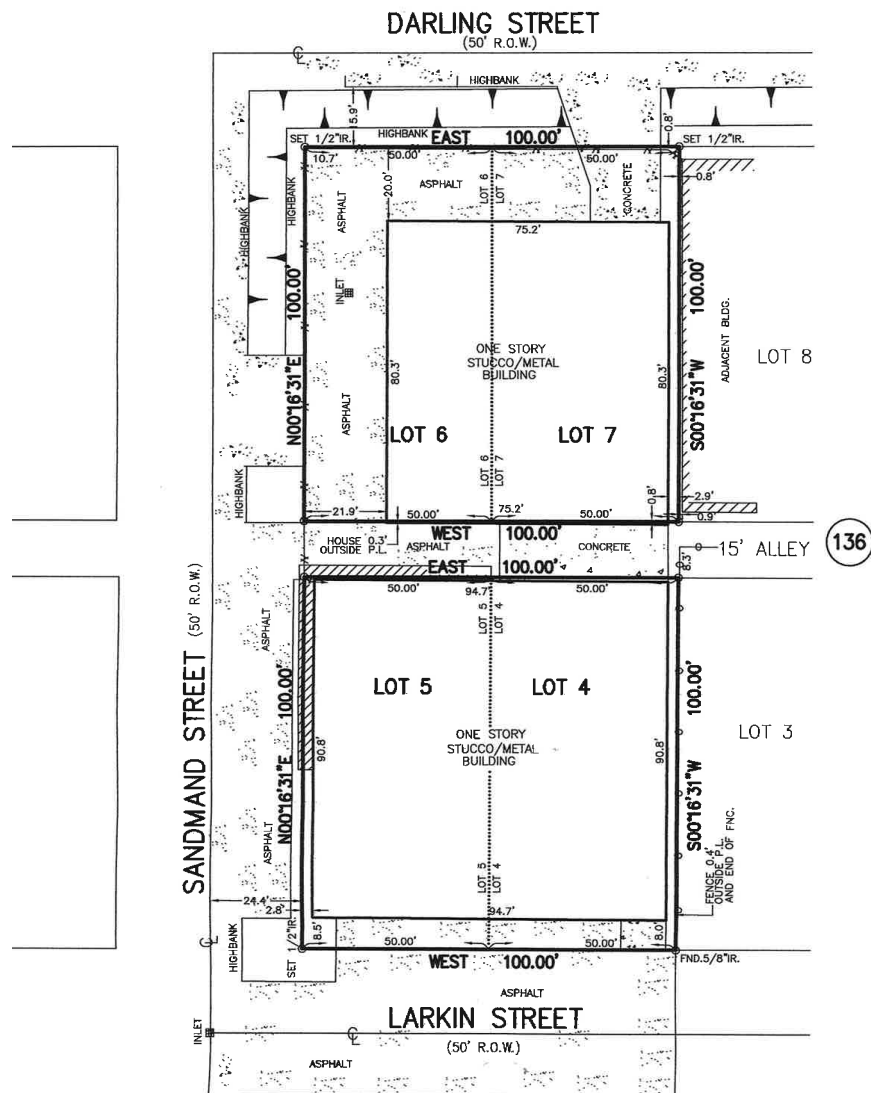
4922 Larkin St

- 8,100 SF Metal and masonry building
- 0.23 Acre lot
- (4) Restrooms
- Fully air conditioned with 16 tons
- 3 Phase power
- (1) Large overhead door, (1) large sliding door & (5) walk-in doors
- LED lighting
- 16' - 18' Clear height on metal side & 12' clear on masonry side
- Sales Price: \$1,200,000

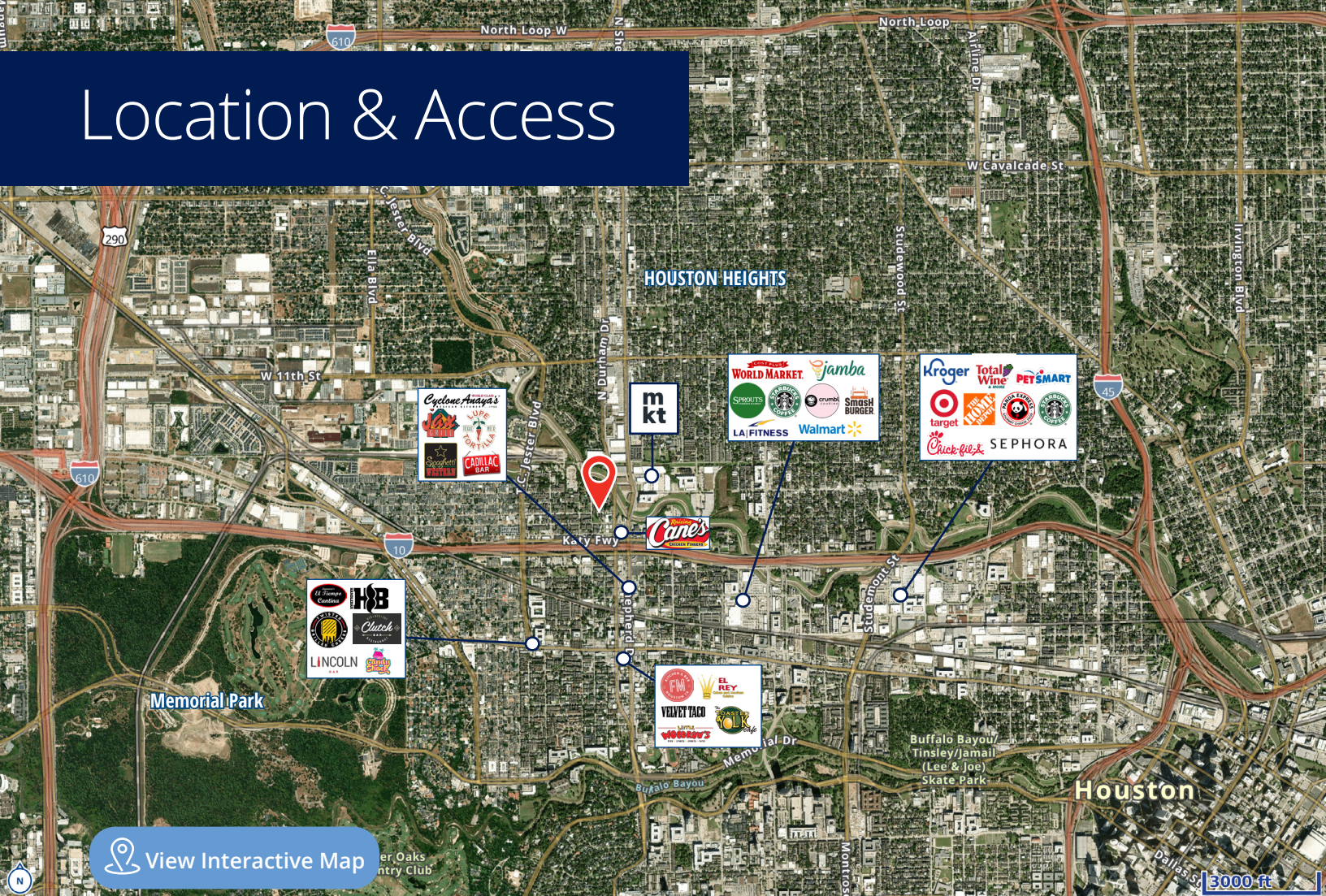
For Sale or Lease

2210 Sandman St & 4922 Larkin St

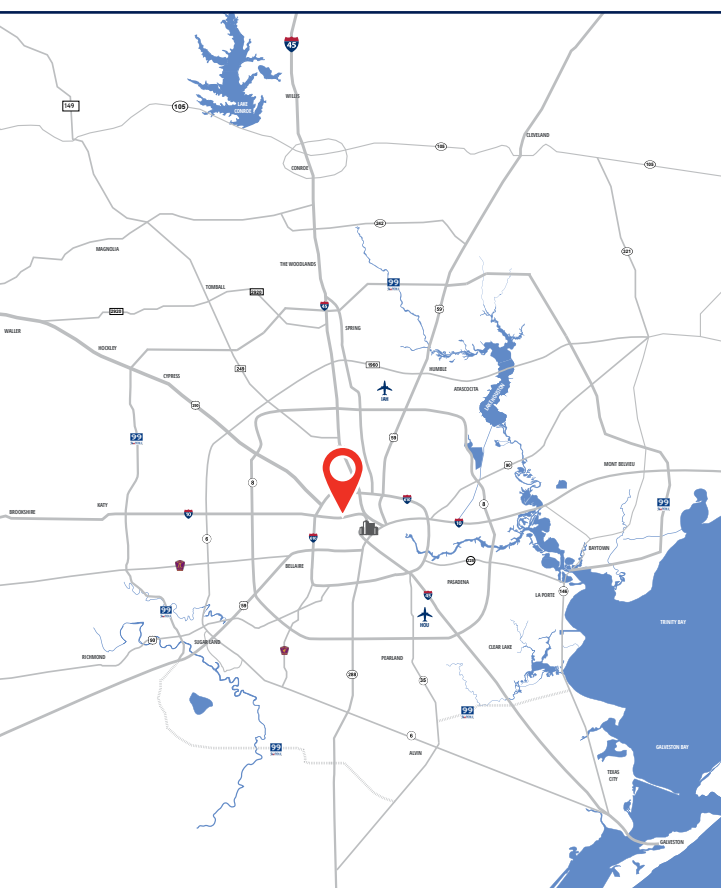
Property Survey



Location & Access



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The property is surrounded by a vibrant commercial hub and thriving residential neighborhoods and are located in a prime central location very close to the Greater Houston Heights area and two blocks north of I-10.

Travel Distances

I-10 (Katy Freeway)	2 blocks
Memorial Park	1.7 miles
Loop 610	2.7 miles
I-45 North	2.9 miles
Downtown	3.6 miles
Highway 290	4.1 miles
The Galleria	5.9 miles

Property Gallery

2210 Sandman



2210 Sandman



2210 Sandman Grade Door



2210 Sandman Office Area



2210 Sandman Break Room



4922 Larkin





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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date