

FOR SALE OR LEASE



±18,000 SF FREESTANDING INDUSTRIAL WAREHOUSE

NORTHWEST PLACE INDUSTRIAL PARK | BUILDING "B"

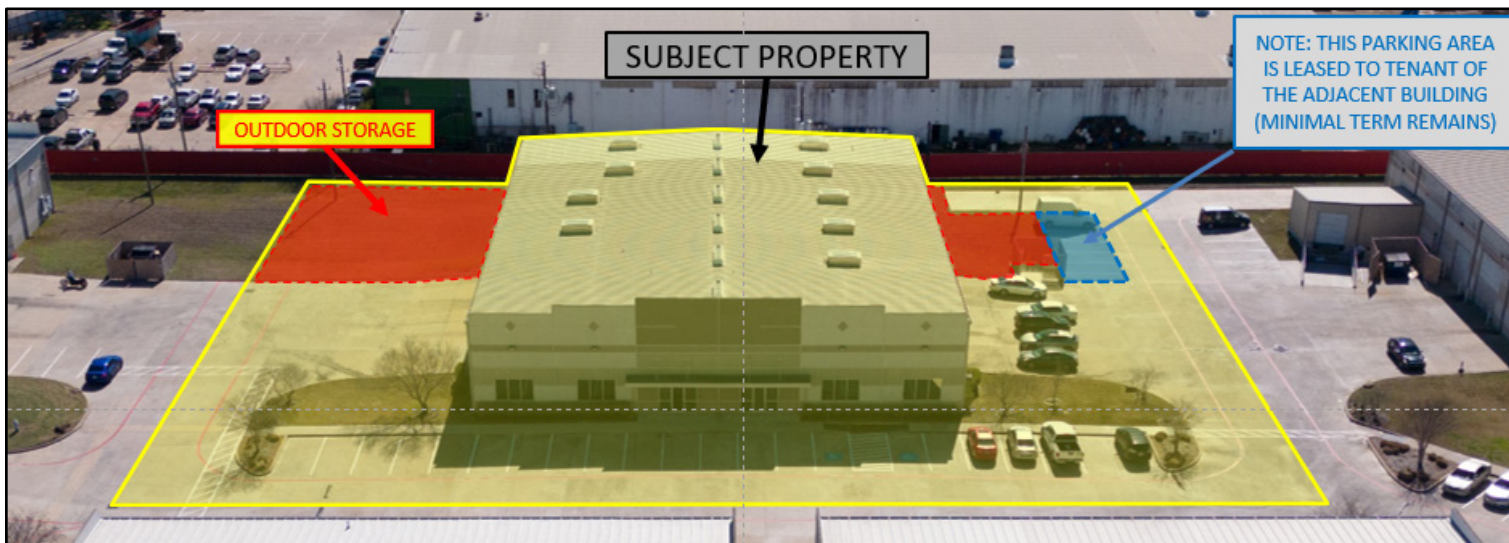
6507 W LITTLE YORK RD, HOUSTON, TX 77040

SALE PRICE: CONTACT BROKER

LEASE RATE: \$0.95 PSF/MO NNN



EXECUTIVE SUMMARY



SALE PRICE: CONTACT BROKER | LEASE RATE: \$0.95 PSF/MO. NNN

BUILDING DETAILS

- ±18,000 SF Freestanding Building
- Concrete Tilt-wall Construction
- 24' Eave Height
- In a Fully Gated Business Park
- Northwest Houston Location
- Near 290 and Beltway 8
- ±3,800 SF Class "A" Office Buildout
- Never Flooded
- Deed-Restricted Business Park
- 10-Ton Crane Ready
- (2) 12' x 12' and (2) 16' x 16' Grade Level Doors (4 Total Overhead Doors)
- (2) Exhaust Fans with Louvers
- Fully Sprinklered (Hi-Pile "Ready")
- Hi-Bay Fluorescent Lamp Fixtures (T5)
- 800A, 277-480V, 3 Phase Power with Copper Conductors
- Exterior Wall Pack Lighting
- Outside Storage Space Available

PROPERTY DETAILS

6507 W Little York Rd
Houston, TX 77040

Northwest
Near 290 and Beltway 8

Tiltwall
Freestanding Industrial

2012
Year Built

±18,000 SF TOTAL
±3,800 SF OFFICE

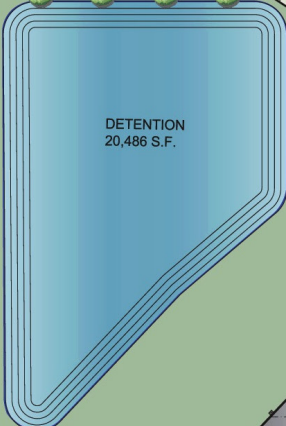
~1.4 Acres TOTAL Parcel
Outside Storage Space Available

*Disclaimer: We (JLS Real Estate) make no representations nor warranties as to the accuracy of the information in this document. This information is provided for reference only and should be independently verified by all parties. We are not engineers and all depictions of property size and/or boundaries are approximate.

SITE PLAN

WEST LITTLE YORK ROAD

(100' R.O.W.)



6511 WEST LITTLE YORK RD.
HOUSTON, TX 77040

22,942 SF
FLEX BUILDING

BLDG. "A"

LAND SIZE:
113,308 S.F.
2.60 ACRES

USABLE LAND SIZE:
68,943 S.F.
1.58 ACRES

9,705 SF
OUTSIDE
STORAGE

16,146 SF
OUTSIDE
STORAGE

6507 WEST LITTLE YORK RD
HOUSTON, TX 77040

18,000 SF
FLEX BUILDING

BLDG. "B"

LAND SIZE:
60,765 S.F.
1.39 ACRES

USABLE LAND SIZE:
60,765 S.F.
1.39 ACRES

9,964 SF
OUTSIDE
STORAGE

6795 BINGLE RD
HOUSTON, TX 77092

18,000 SF
FLEX BUILDING

BLDG. "C"

LAND SIZE:
63,640 S.F.
1.46 ACRES

USABLE LAND SIZE:
63,640 S.F.
1.46 ACRES

6513 WEST LITTLE YORK RD.
HOUSTON, TX 77040

9,922 SF
FLEX BUILDING

BLDG. "E"

USABLE LAND SIZE:
39,507 S.F.
.91 ACRES

6509 WEST LITTLE YORK RD.
HOUSTON, TX 77040

10,427 SF
FLEX BUILDING

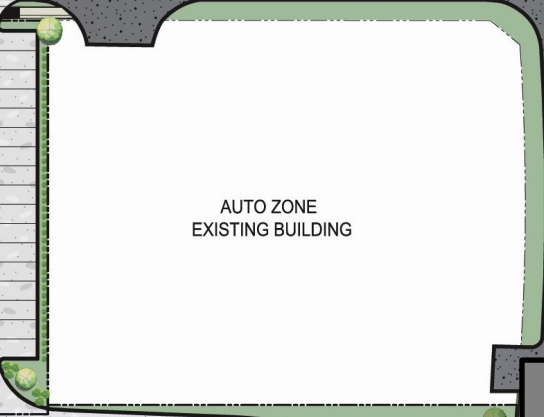
BLDG. "D"

USABLE LAND SIZE:
40,737 S.F.
.94 ACRES

TRUCK WELL

Dumpster #2
Privacy Slatted Chain-
Link Fence Enclosure

Dumpster #1



BINGLE ROAD



SITE AERIAL

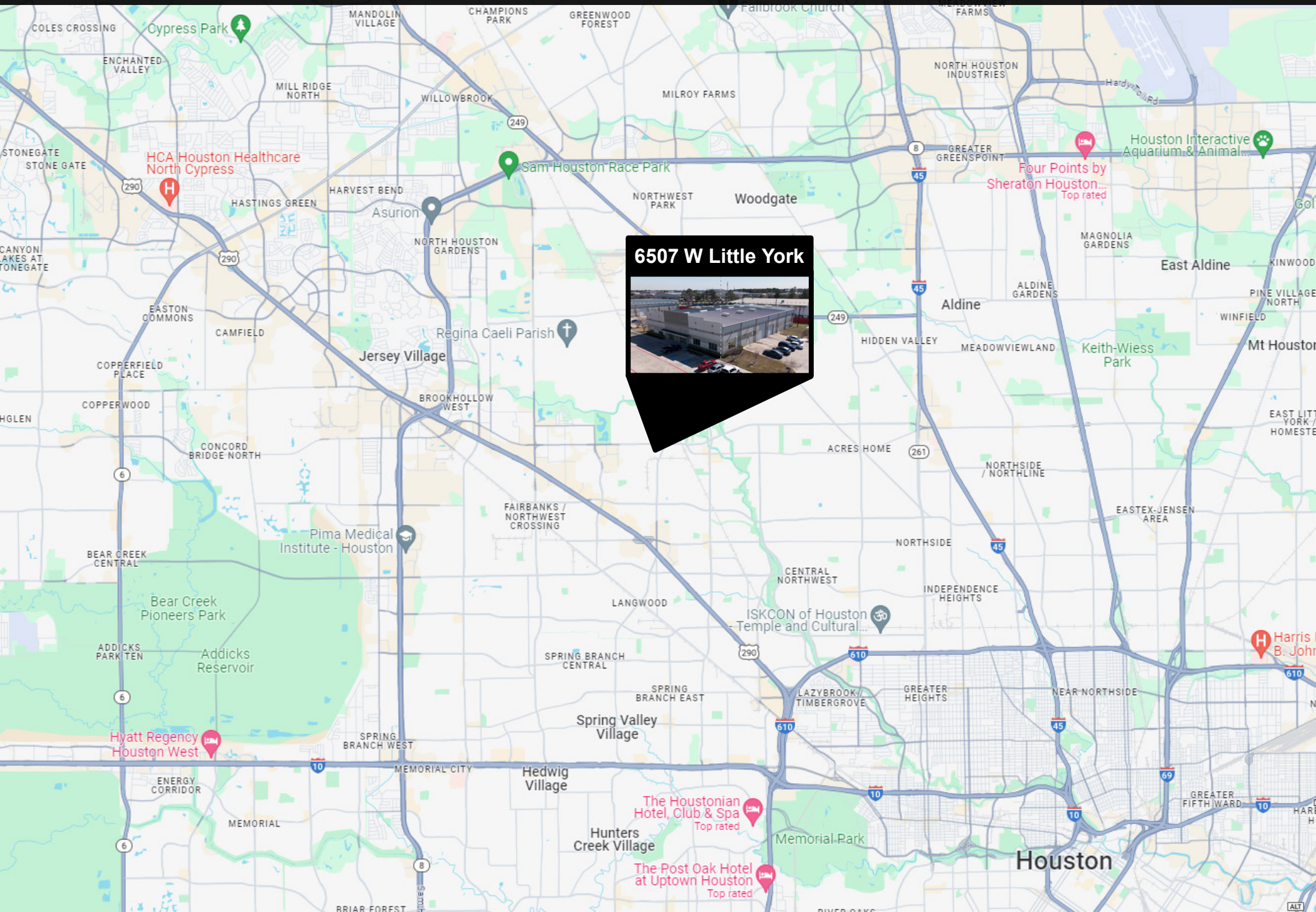


SUBJECT PROPERTY

OUTDOOR STORAGE

NOTE: THIS PARKING AREA IS LEASED TO TENANT OF THE ADJACENT BUILDING (MINIMAL TERM REMAINS)

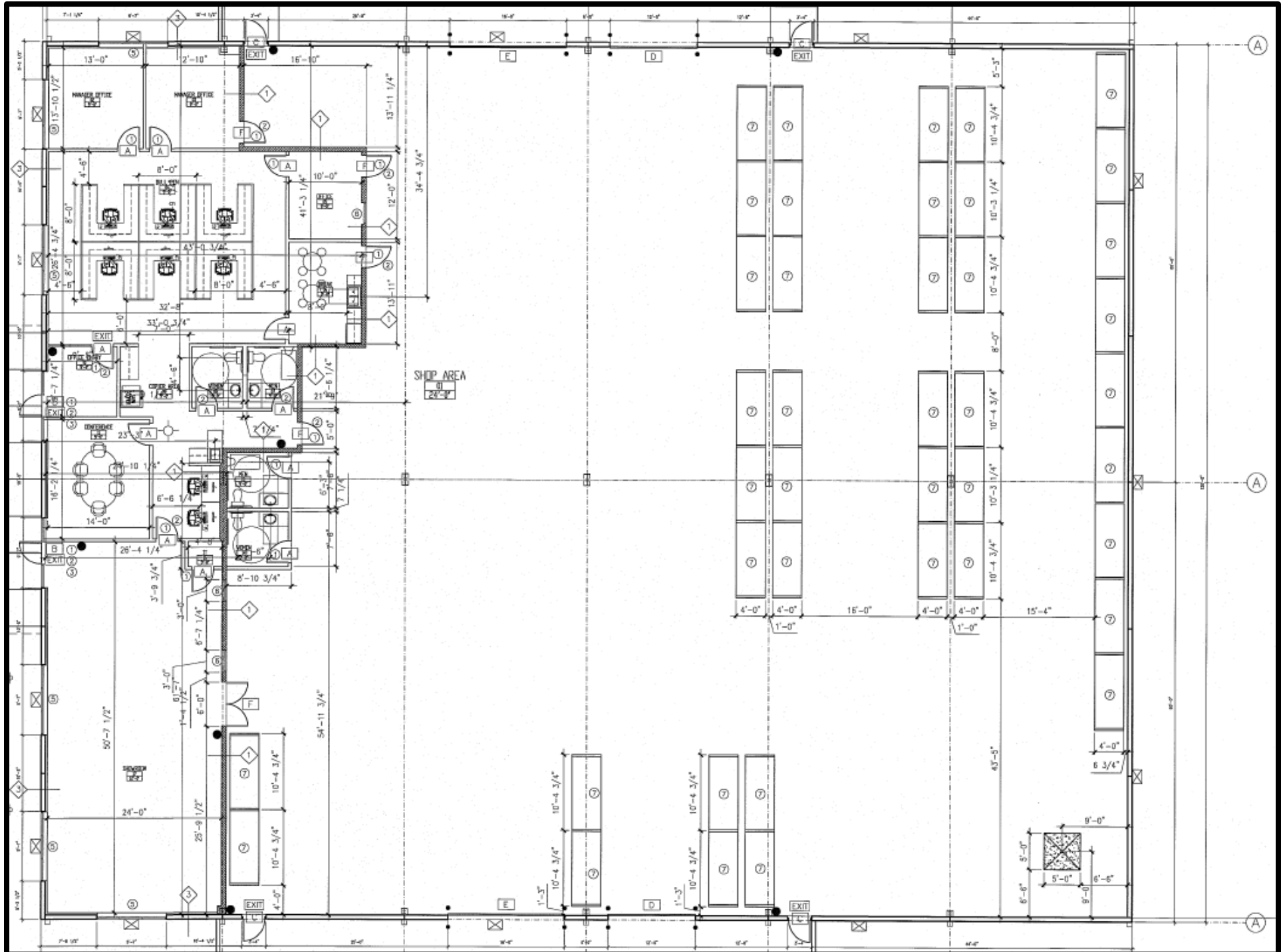
AREA MAP



6507 W Little York



FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS | WAREHOUSE



INTERIOR PHOTOS | OFFICE



FOR MORE INFORMATION:

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

<u>JLS BROKERAGE INC.</u>	<u>607133</u>	<u>JLS@JLSINV.COM</u>	<u>8324364249</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>JOSHUA ALAN LASS-SUGHRUE</u>	<u>539635</u>	<u>JLS@JLSINV.COM</u>	<u>8324364249</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>JOSHUA ALAN LASS-SUGHRUE</u>	<u>539635</u>	<u>JLS@JLSINV.COM</u>	<u>8324364249</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	

