




FOR LEASE



**2,340 SF
SPEC OFFICE**

15,045 SF

INDUSTRIAL BUILDING

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INVERNESS NORTH BUSINESS PARK
21740 INVERNESS FOREST BLVD, HOUSTON, TX 77073





PROPERTY DETAILS

This 15,045 SF single-tenant industrial building recently completed construction 2024 which includes a 2,340 SF spec office built-out. Located inside Inverness North Business Park, which is a deed restricted industrial business park located at the corner of FM 1960 & Hardy Toll Rd, offering high visibility and superb access, to Beltway 8, I-45, Hardy Toll Rd, Grand Pkwy/99, and Bush IAH. The site is fully fenced with gated access, it is well parked, includes 1/2 acre stabilized ground storage, and warehouse is 10T crane-ready. Adjacent 15k SF single tenant building is also available for sale or lease. Please contact us for more information.

BUILDING DETAILS

| | |
|--------------------|--|
| ADDRESS | 21740 Inverness Forest Blvd |
| LOCATION | NWC Hardy Toll Rd & FM1960 |
| BLDG SIZE | 15,045 SF |
| OFFICE | 2,340 SF SPEC OFFICE |
| LOT SIZE | 1.3± Acre; of which 0.5± Acre is stabilized ground storage |
| PARKING | 17 Spaces |
| TRUCK COURT | 70' |
| LEASE PRICE | \$13.80/SF/YR + \$3.47/SF/YR |

PROPERTY HIGHLIGHTS

- ⊕ RECENTLY COMPLETED CONSTRUCTION IN 2024
- ⊕ INCLUDES A 2,340 SF OFFICE BUILD OUT
- ⊕ 28.5' CLEAR HEIGHT
- ⊕ 25' COLUMN SPACING
- ⊕ THREE (3) GRADE LEVEL LOADING DOORS 14'Wx16'H
- ⊕ 10 TON CRANE READY
- ⊕ 3-PHASE POWER; 480V/277V; 400 AMP SERVICE
- ⊕ SECURITY FENCED WITH 0.5± ACRE STABILIZED GROUND STORAGE INCLUDED

DEMOGRAPHIC SUMMARY

Ring of 5 miles

243,992

Population



83,763

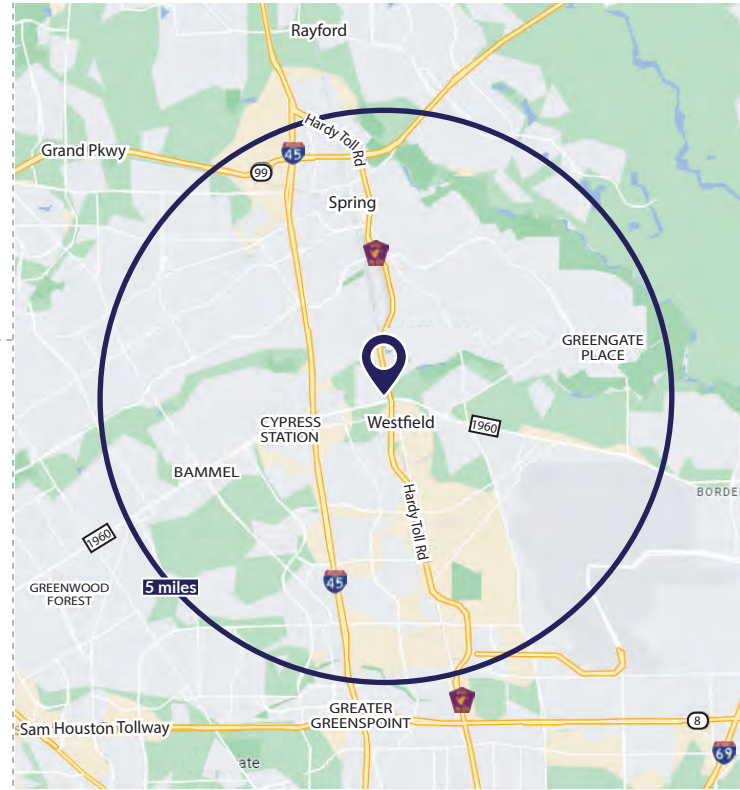
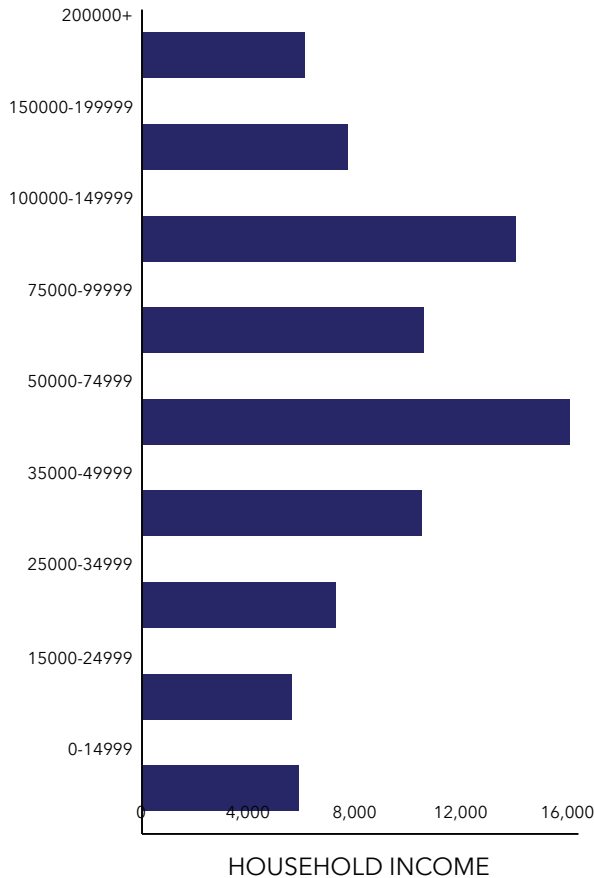
Households

33.1

Median Age

\$57,421

Median Disposable Income



No High School Diploma



28.6%
High School Graduate



32.9%
Some College/
Associate's Degree



27.4%
Bachelor's/Graduate/
Professional Degree



White Collar

60.8%



Blue Collar

25.5%



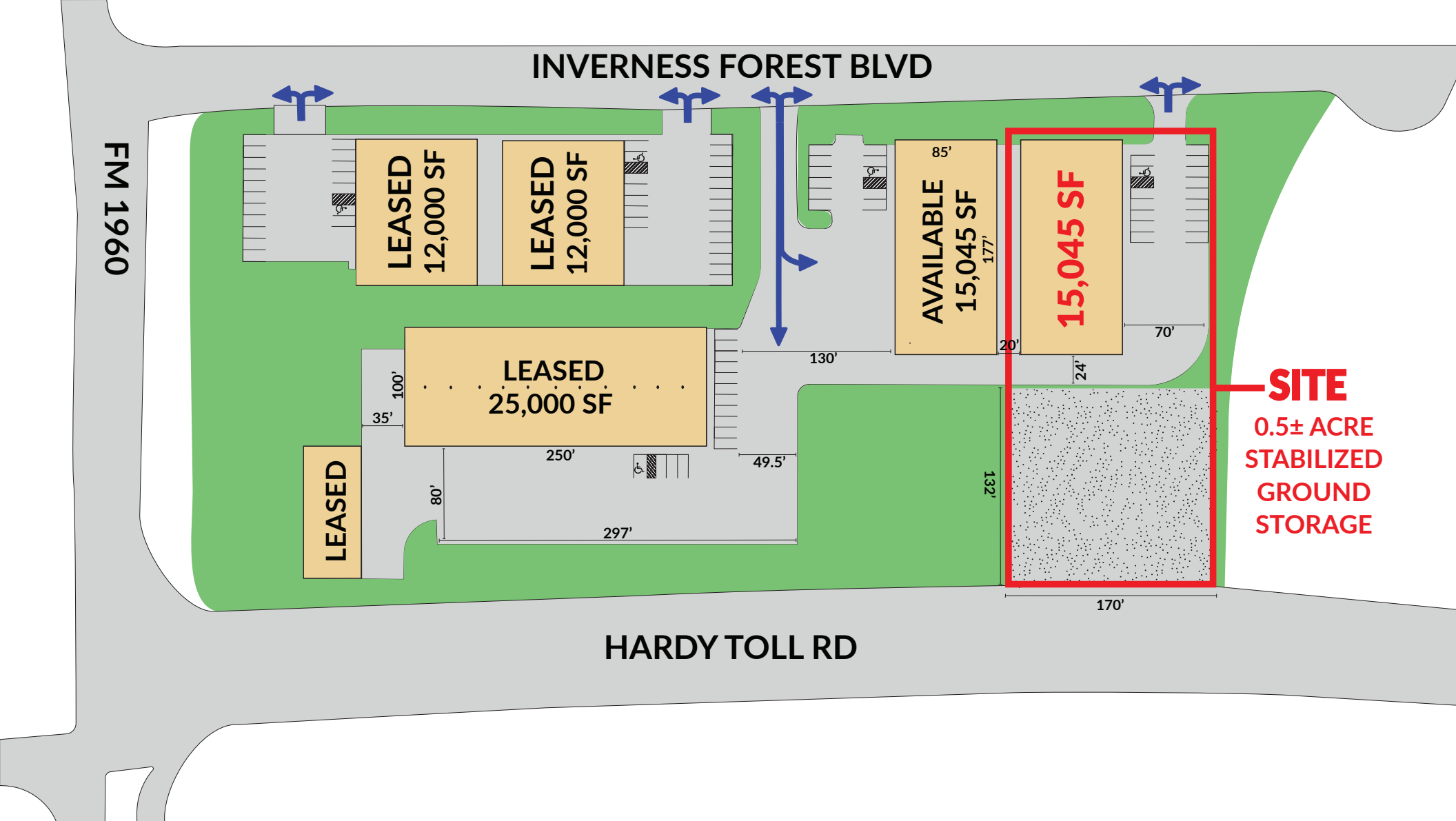
Services

17.1%

Unemployment Rate

3.8%

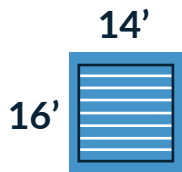
Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



15,048
SQUARE FEET



2,340 SF
OFFICE SPACE



THREE GRADE
LEVEL DOORS



3-PHASE
HEAVY POWER



28.5'
CLEAR HEIGHT



10 TON
CRANE READY



46K - VPD

INVERNESS FOREST BLVD

HARDY TOLL FRONTAGE

65K - VPD

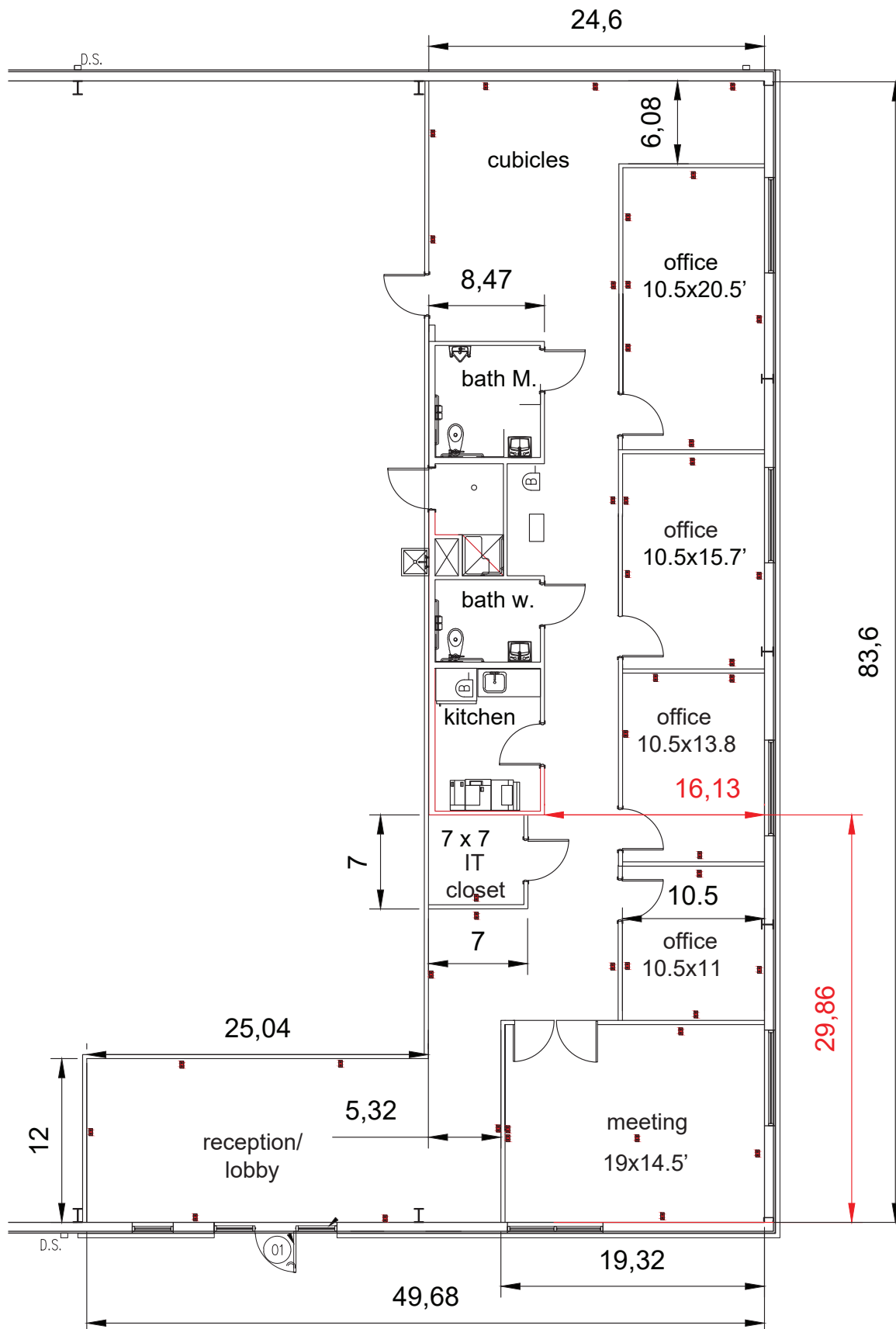


**SITE
15,045 SF**

**0.5± ACRE
STABILIZED
GROUND
STORAGE**



2,340 SF OFFICE FLOOR PLAN





Reception/Lobby



Restroom



Kitchen/Breakroom



Conference Room



SOURCE
logistics
 ELITE
MATERIAL HANDLING
 ALL MY SON'S
MOVING & STORAGE

FRESH FOR EVERYONE™
Kroger
 ROSS
DRESS FOR LESS™
 Chick-fil-A
 RED LOBSTER
FRESH HIGH-LOVE LOBSTER

WESTWOOD
RESTORATION
 NETZSCH
Proven Excellence.
 MESA™
PRODUCTS
 OneHydraulics
 TFT Services LLC

SITE

CIRCLE K
 MIDAS
 Walmart
 Shell
 PNC BANK

SMART SHOP
Meat • Produce • Groceries
 Auto Zone
 T Mobile
 Capital One
 STARBUCKS
 HAR BLDGM
 TEXACO
 SHERWIN WILLIAMS
 CHICKEN BUFFET
 DOLLAR GENERAL

WAFFLE HOUSE
 smart financial

THE DOG STOP
 Quest Diagnostics
 Donut Delight
 Holiday Inn Express
 SOUTHERN
YANKEE
BEER CO.
 3-C Valve
& Equipment

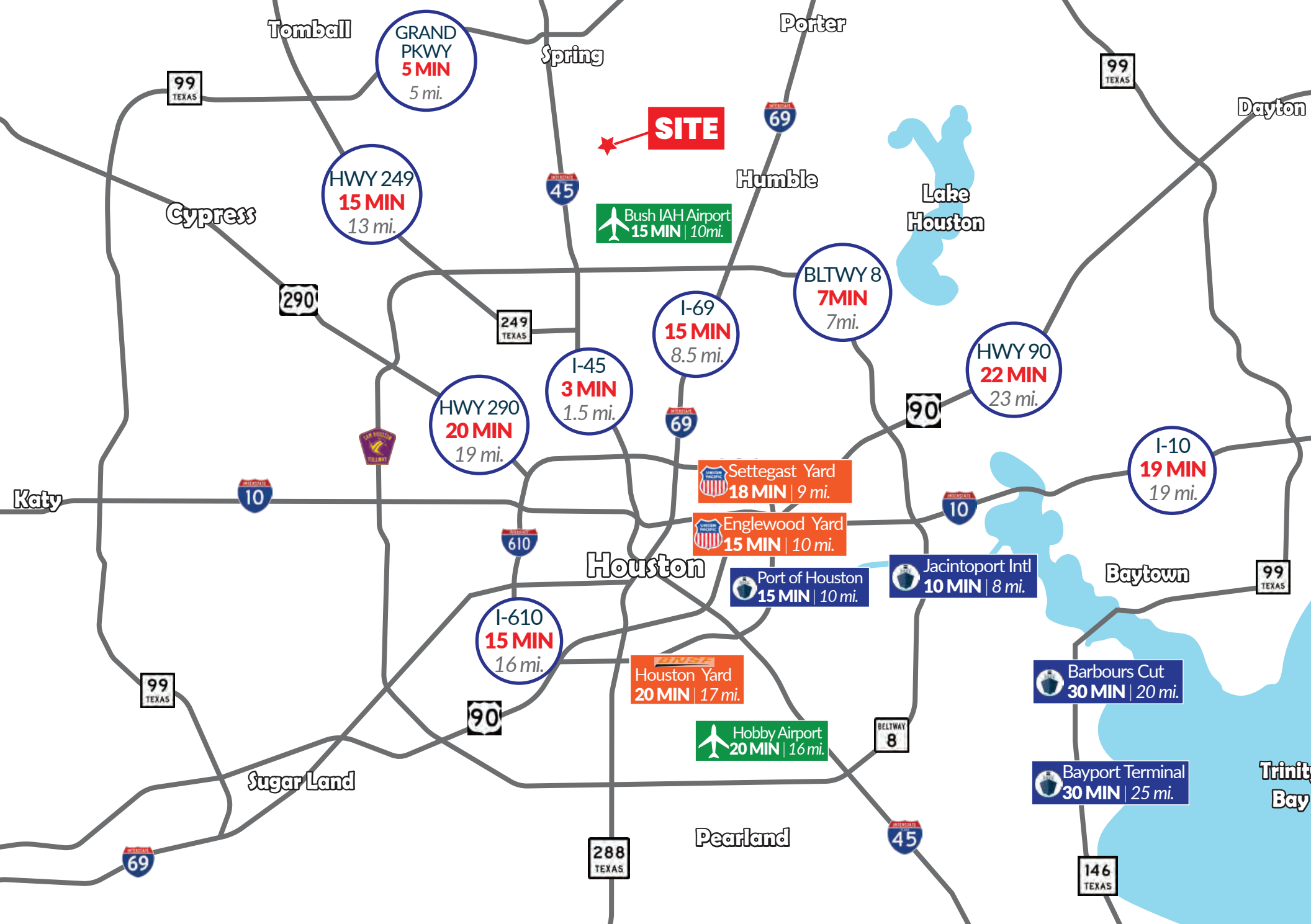
N-SPEC
Pipeline Services
 ACE INDUSTRIES
CRANE & HOIST
 xtend
PACKAGING
 American Clutch
ACE
and Equipment Company
 MiTek
 CORE
SUPPLY
 IES
Residential
 DARR
 Intero
 intralogistics
 PREFERRED PUMP
 ELLIOTT
ELECTRIC
SUPPLY
 HENRY H. PARIS
DISTRIBUTOR, INC.

U-HAUL
MOVING & STORAGE

Public Storage

Hertz
Rent a Car
 PET SMART
Concentra
urgent care
 SUBWAY
 bel
FURNITURE
 TEXAS
RANCHHOUSE

SUBWAY alorica
 PAPA JOHN'S
 Pizza Hut
 KFC
 McDonald's
 POPEYES
 United Rentals
 DOLLAR TREE
 PROSPERITY
BANK
 Maaco
 NEXT AUTO REPAIR
AUTOMOTIVE SERVICE AND REPAIR





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|----------------------|------------------------------|---------------------|
| <u>SENDERO REAL ESTATE</u> | <u>9010551</u> | <u>JUAN@SENDEROGROUP.NET</u> | <u>281-407-0601</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>JUAN C. SANCHEZ</u> | <u>520895</u> | <u>JUAN@SENDEROGROUP.NET</u> | <u>281-407-0601</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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