



**FOR SALE OR LEASE**

# 43,000 SF Crane-Served Manufacturing Facility

4725 Lawndale St, La Marque, TX 77568

## Property Highlights

- 43,000 SF Crane-Served Manufacturing Facility Situated On 3.02 AC
- Positioned In Close Proximity To Interstate 45, Highway 6, Highway 146, And Major Texas City Refineries
- Recent Renovations Include: High Intensity Lighting, Treated Floors, And A 5,000 SF Two-Story Office
- Two Climate Controlled Areas House The Machine Shop & Fabrication Area (47% Of GLA)
- Property Is Fully Fenced And Gated, And Equipped With A 60 Camera Surveillance & Security Alarm System
- Property Buildings Have Never Been Subjected To Rising Water In Over 30 Years
- Strategically Located Just Outside Of The Texas City Industrial Complex
- Property Features One (1) 7.5-Ton Bridge Crane, One (1) 1-Ton Jib Crane, Seven (7) Grade Level Doors, And One (1) Dock High Door

### Sale Price

\$3,870,000

### Lease Rate

\$0.65/SF/Mo NNN

### Wyatt Huff

Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

### Hunter Stockard

Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

### Gentry Dikin

Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

**partners**

**PARTNERSREALESTATE.COM**

**FOR SALE OR LEASE**

# 43,000 SF Crane-Served Manufacturing Facility

4725 Lawndale St, La Marque, TX 77568



±43,000  
**NET RENTABLE SQUARE FEET**

±5,000  
**OFFICE SQUARE FEET**

±3.02 AC  
**TOTAL LAND SIZE**

B  
**BUILDING CLASS**

1978/2000  
**YEAR BUILT/RENOVATED**

3  
**BUILDINGS**

1  
**DOCK HIGH DOOR**

7  
**GRADE LEVEL DOORS**

One 7.5-Ton Bridge Crane  
One 1-Ton Jib Crane  
**CRANES**

12'-20'  
**CLEAR HEIGHT**

Metal  
**CONSTRUCTION**

South Hwy 35  
**SUBMARKET**

6.49%  
**SUBMARKET VACANCY RATE**

**Wyatt Huff**  
Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

**Hunter Stockard**  
Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

**Gentry Dikin**  
Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

**partners**  
**PARTNERSREALSTATE.COM**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR SALE OR LEASE**

# 43,000 SF Crane-Served Manufacturing Facility

4725 Lawndale St, La Marque, TX 77568



**Wyatt Huff**  
Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

**Hunter Stockard**  
Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

**Gentry Dikin**  
Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

**partners**  
PARTNERSREALESTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR SALE OR LEASE**

# 43,000 SF Crane-Served Manufacturing Facility

4725 Lawndale St, La Marque, TX 77568



**Wyatt Huff**  
Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

**Hunter Stockard**  
Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

**Gentry Dikin**  
Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

**partners**  
PARTNERSREALSTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR SALE OR LEASE**

# 43,000 SF Crane-Served Manufacturing Facility

4725 Lawndale St, La Marque, TX 77568



**Wyatt Huff**  
Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

**Hunter Stockard**  
Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

**Gentry Dikin**  
Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

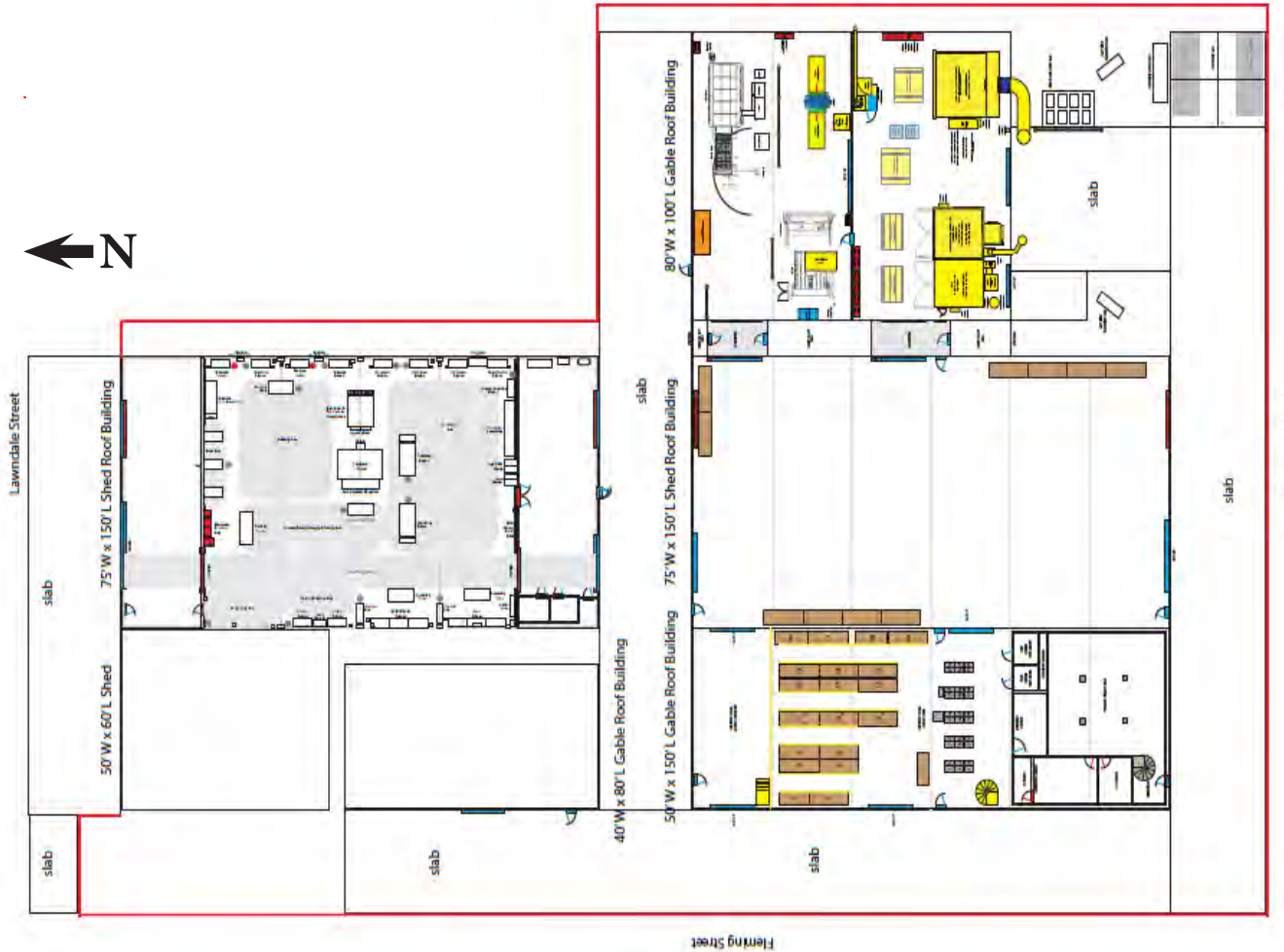
**partners**  
PARTNERSREALESTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR SALE OR LEASE**

# 43,000 SF Crane-Served Manufacturing Facility

4725 Lawndale St, La Marque, TX 77568



**Wyatt Huff**  
Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

**Hunter Stockard**  
Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

**Gentry Dikin**  
Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

**partners**  
PARTNERSREALESTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.



## 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 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:
  - 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.

PCR Brokerage Houston, LLC dba Partners	<b>9003949</b>	<a href="mailto:licensing@partnersrealestate.com">licensing@partnersrealestate.com</a>	<b>713-629-0500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	<a href="mailto:jon.silberman@partnersrealestate.com">jon.silberman@partnersrealestate.com</a>	<b>713-629-0500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	<a href="mailto:jon.silberman@partnersrealestate.com">jon.silberman@partnersrealestate.com</a>	<b>713-629-0500</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Wyatt Huff</b>	<b>718870</b>	<a href="mailto:wyatt.huff@partnersrealestate.com">wyatt.huff@partnersrealestate.com</a>	<b>713-316-7010</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date