

# FOR LEASE



## Hollister Business Park

Industrial / Warehouse Space For Lease  
16261 Hollister Street | Houston, TX 77066

RYAN BURNAMAN  
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LANDPARK

2550 Gray Falls Drive, Suite 410  
713.789.2200  
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# PROPERTY INFO



## SPACE AVAILABILITY

UNIT	SF	RATE
A-100	10,000-50,000 SF	\$0.80/sf (NNN)
A-150	8,000 SF	\$0.80/sf (NNN)
B-200	8,000-76,810 SF	\$0.80/sf (NNN)
C-101	1,800 SF	\$0.84/sf/m (MG)
C-103	1,800 SF	\$0.84/sf/m (MG)
C-194	1,250 SF	\$0.84/sf/m (MG)
C-200	2,500 SF	\$0.84/sf/m (MG)
C-204	3,750 SF	\$0.84/sf/m (MG)
C-212	1,800 SF	\$0.84/sf/m (MG)
C-218	5,460 SF	\$0.84/sf/m (MG)
D-130	10,000 SF	\$0.80/sf (NNN)
D-150	10,000 SF	\$0.80/sf (NNN)

## PROPERTY DESCRIPTION

Hollister Business Park consists of Industrial, warehouse, manufacturing, storage, and office suites. Available spaces range from 600 SF up to 17,000 SF. Drive thru warehouse with loading docks, and community docks available. Drive thru Self Storage units ranging from 600 to 6,000 SF. Private offices available with shared conference facility, kitchen and lounge area.

This spacious industrial building located at 16261 Hollister St. in Houston, TX offers a variety of space, making it ideal for a wide range of industrial uses. With its convenient location in Houston, tenants will have easy access to major highways and transportation routes. The building features high ceilings, large bay doors, ample parking, and a flexible layout that can be customized to suit the needs of any business.

Don't miss this opportunity to lease a prime industrial space in a thriving area of Houston. Contact us today to schedule a tour.

## PROPERTY HIGHLIGHTS

-  Business Park offering Industrial, Warehouse, Manufacturing, Storage and Office Space
-  Steel Frame Construction
-  Metal Exterior
-  Skylights and Insulated Ceilings
-  Loading Docks
-  Executive Suites have shared Conference Facility, Kitchen, and Restrooms



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# PHOTOS



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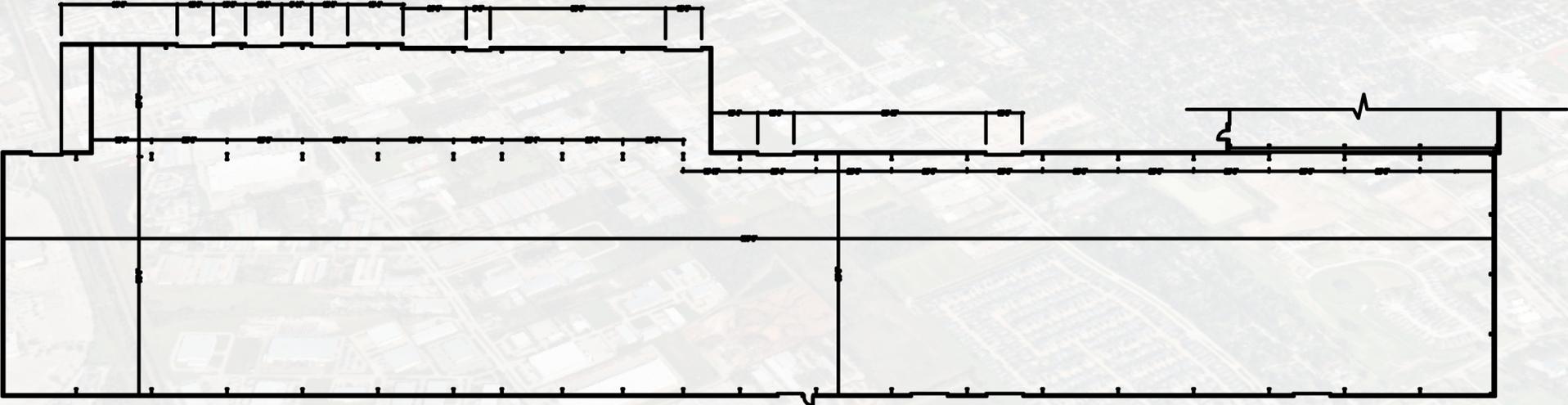
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# HOLLISTER BUSINESS PARK - SITE PLAN

## BUILDING A - 47,472 SF



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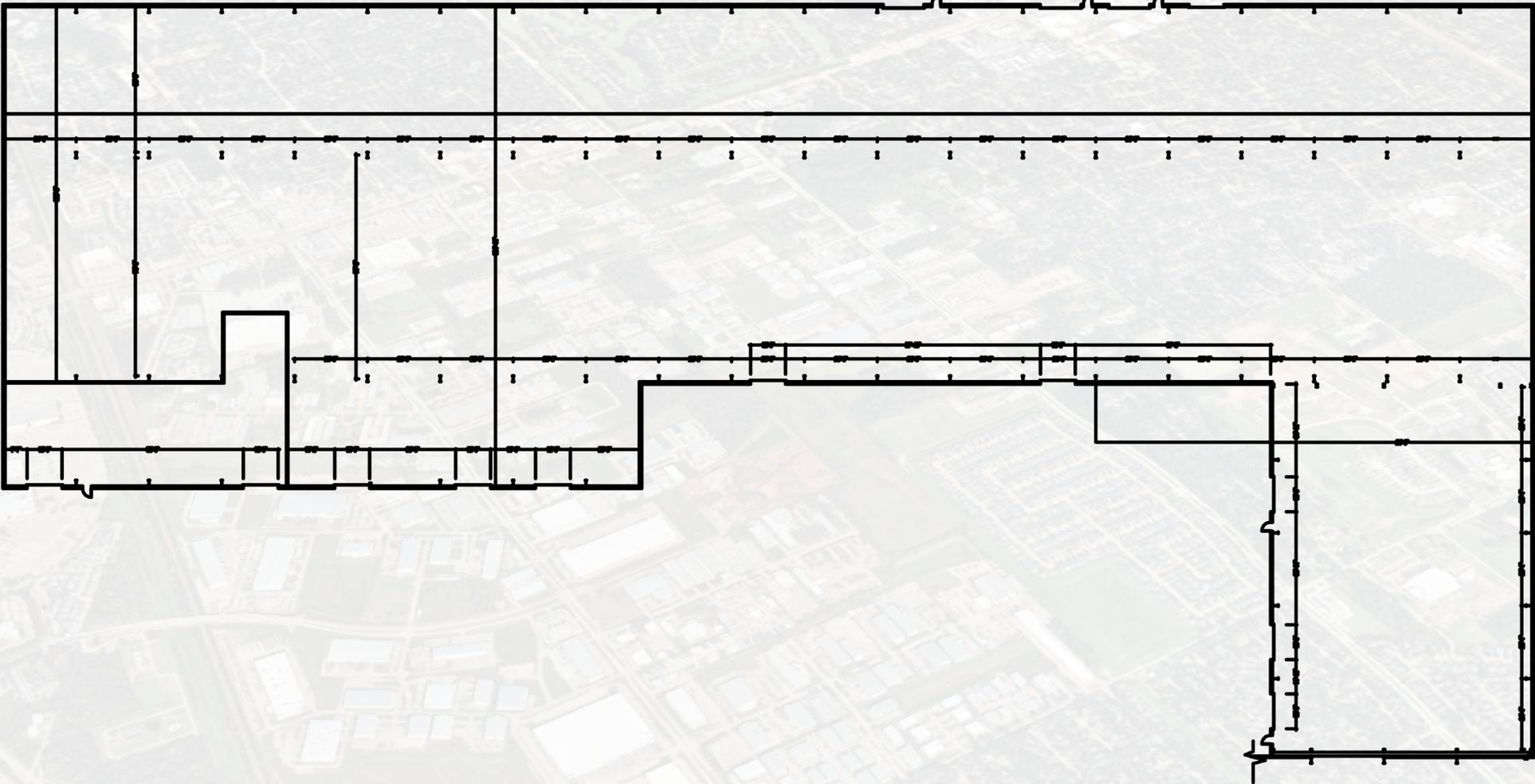
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# HOLLISTER BUSINESS PARK - SITE PLAN

## BUILDING B-C 76,810 SF



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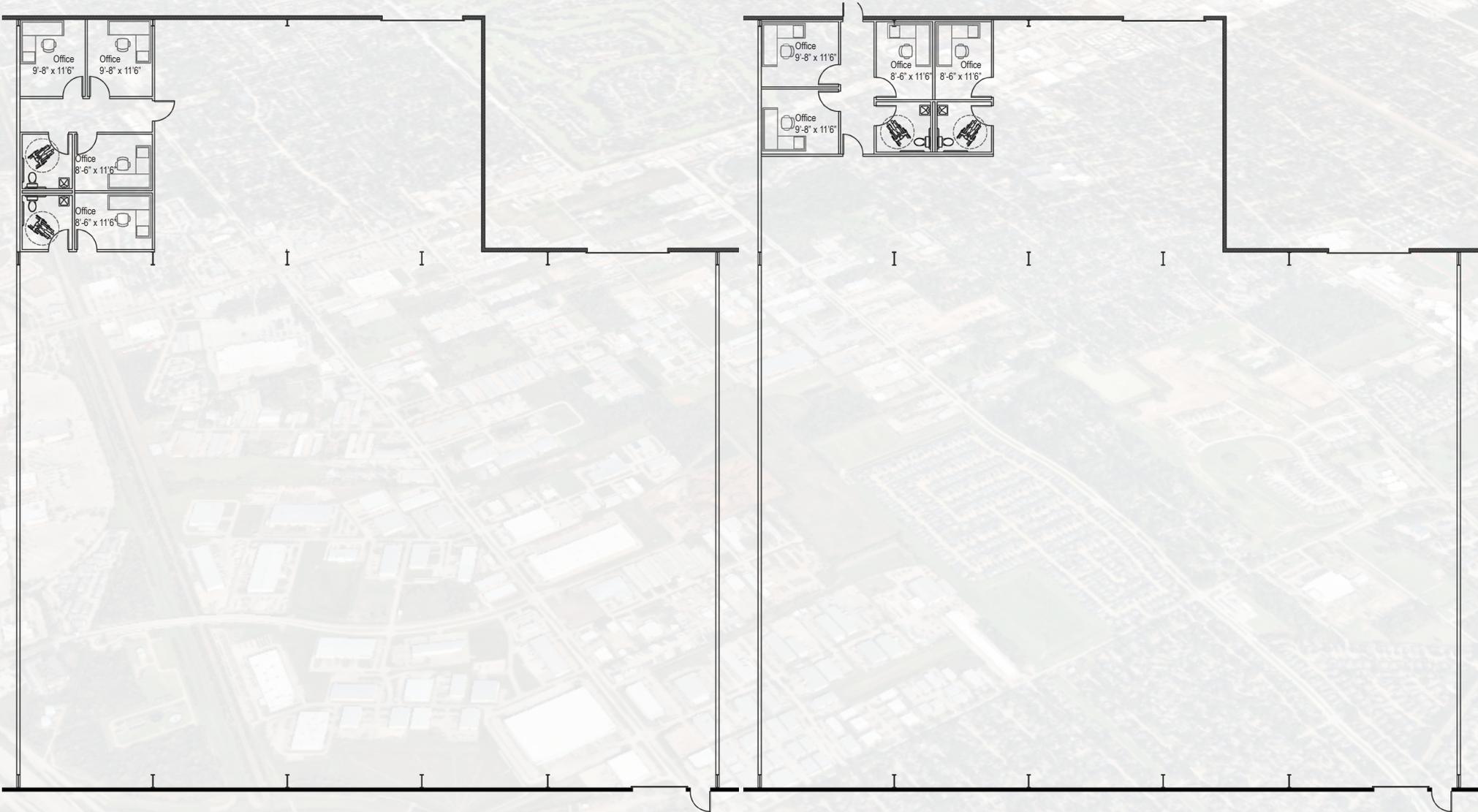
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# HOLLISTER BUSINESS PARK - SITE PLAN

## OFFICE LAYOUT



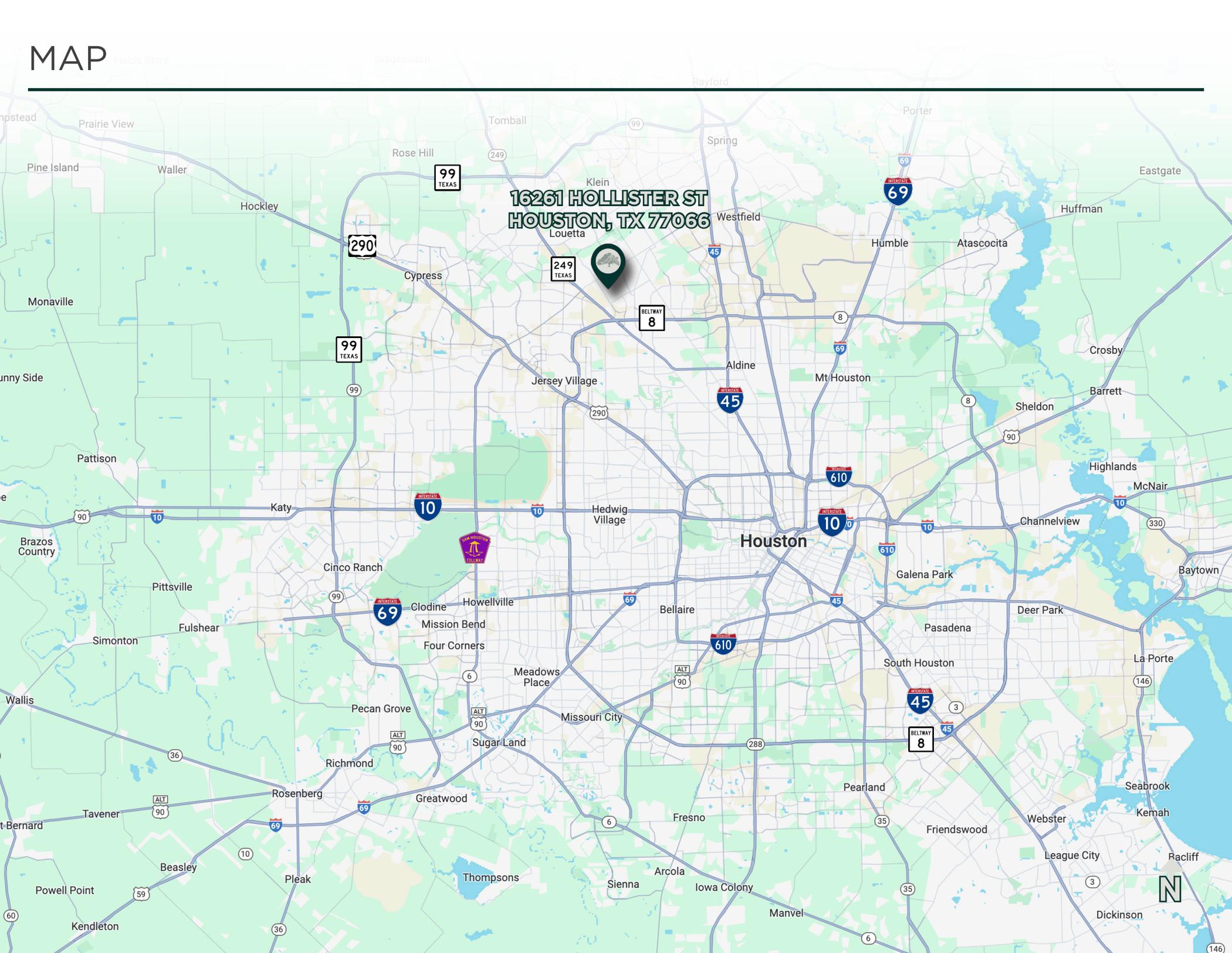
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# MAP





# Information About Brokerage Services

## 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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License No.	311526	rholland@landparkco.com	(832) 755-2020
Richard Mark Holland	298360	bmcgrath@landparkco.com	(281) 598-9860
License No.	718215	rburnaman@landparkco.com	(713) 292-3485
Ryan David Burnaman	682354	wparisi@landparkco.com	(281) 221-4970
License No.			

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