



NEW CONSTRUCTION INDUSTRIAL PARK

THEALL BUSINESS PARK

6702 THEALL ROAD, HOUSTON, TX 77066

**FOR SALE
OR LEASE**

SALE PRICING

<u>BUILDING SIZE</u>	<u>SHELL PRICE</u>	<u>PRICE WITH OFFICE</u>
6,000 SF	\$900,000	\$1,125,000
8,000 SF	\$1,200,000	\$1,325,000

LEASE RATE | CONTACT BROKER

INDUSTRIAL PARK FEATURES

- 8 BUILDING INDUSTRIAL PARK

BUILDING HIGHLIGHTS

- FENCED CONCRETE YARDS
- 20' to 26' EAVE HEIGHTS
- 3-PHASE 480V 200A POWER
- 16' x 16' GRADE LEVEL DOORS

LOCATION HIGHLIGHTS

- NORTHWEST HOUSTON
- ~1.3MI FROM HWY 290
- ~1.8MI FROM HWY 249
- ~2.5MI FROM BELTWAY 8

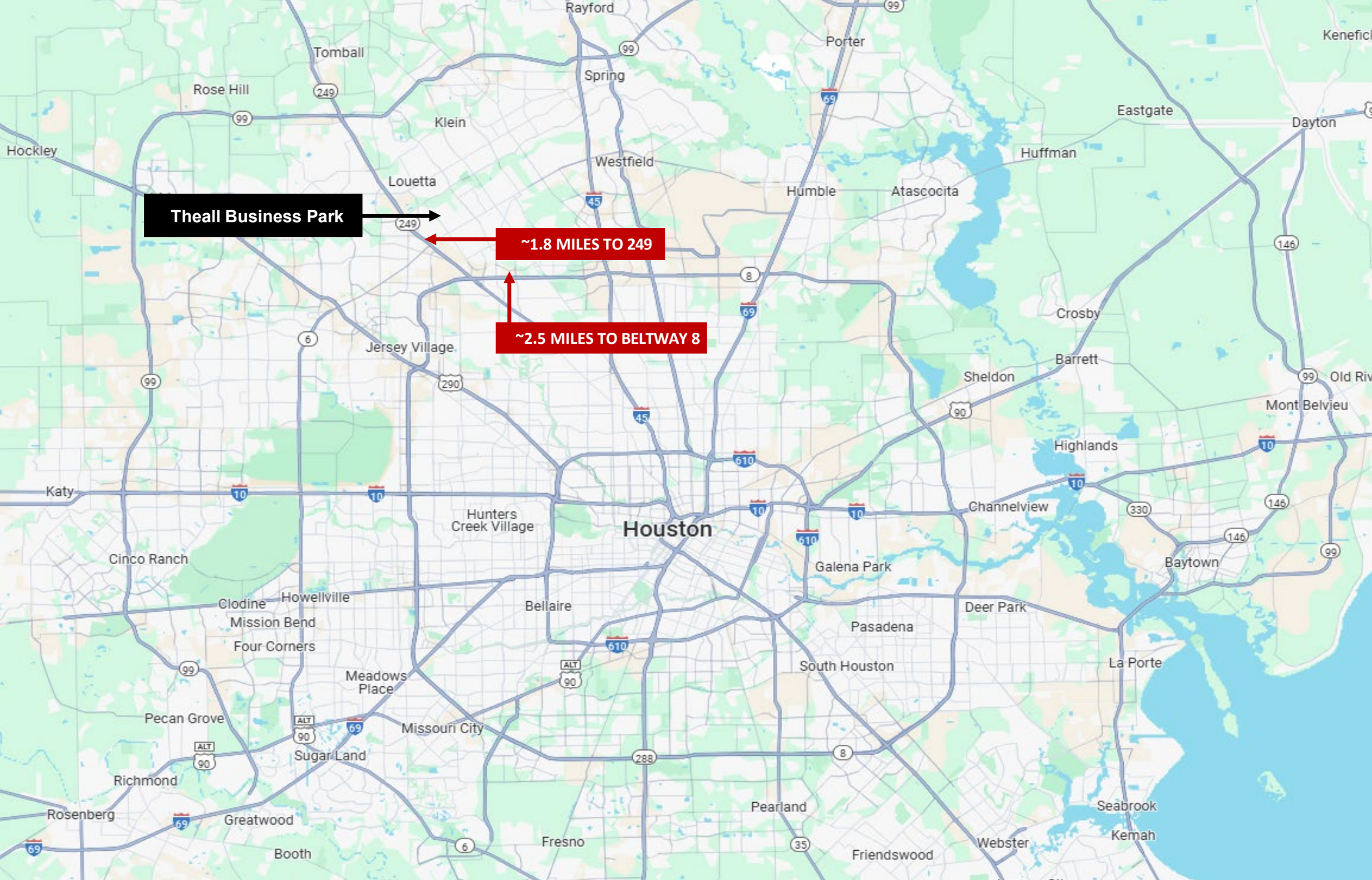


FOR MORE INFORMATION

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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.



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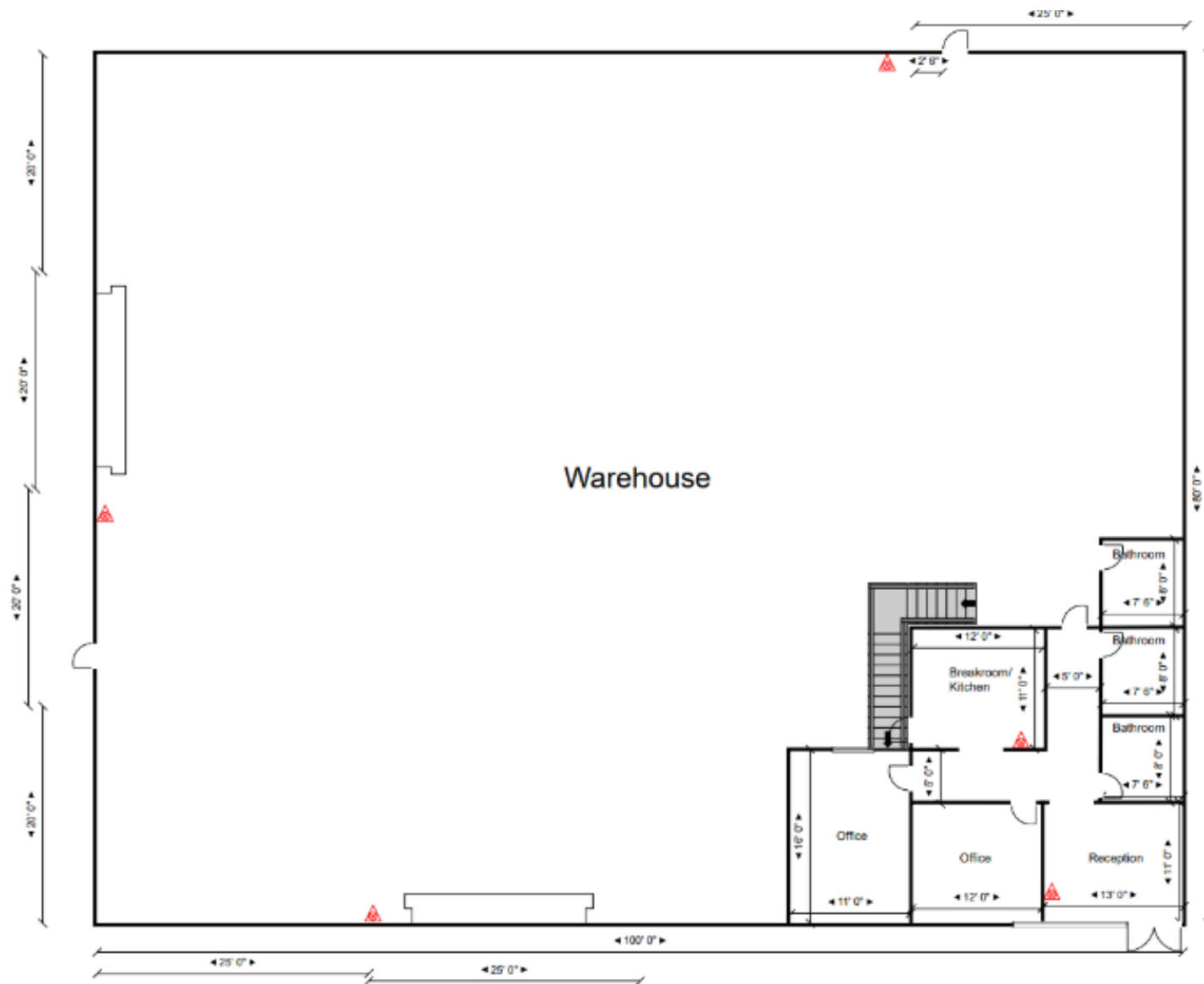
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Floor Plan for Building 1

Warehouse SF: 7,089

Office SF: 911

Total SF: 8,000

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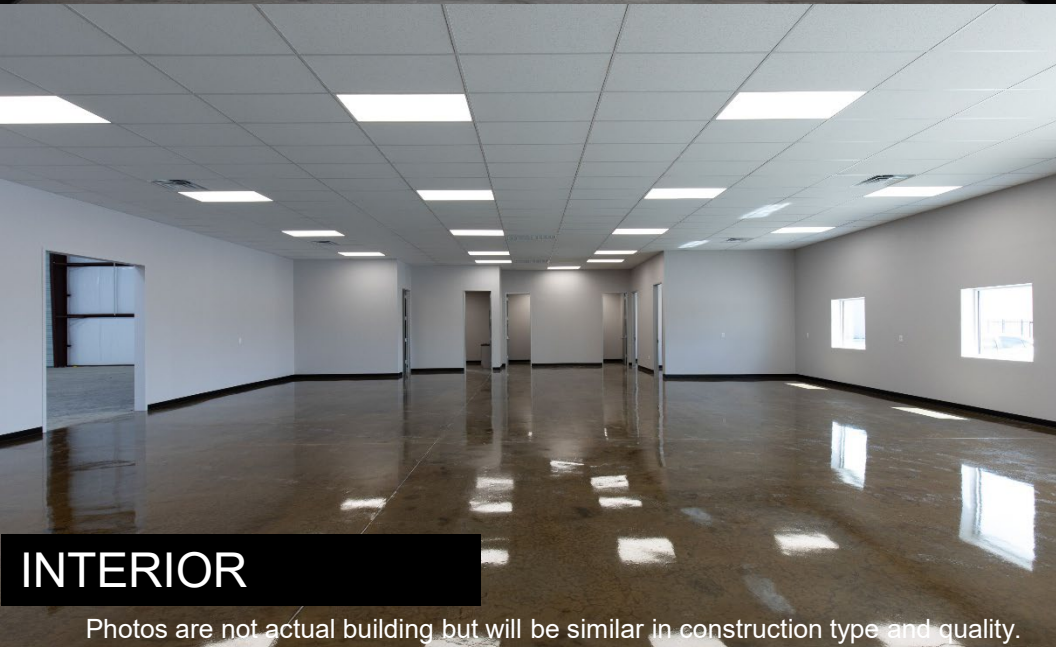
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INTERIOR

Photos are not actual building but will be similar in construction type and quality.

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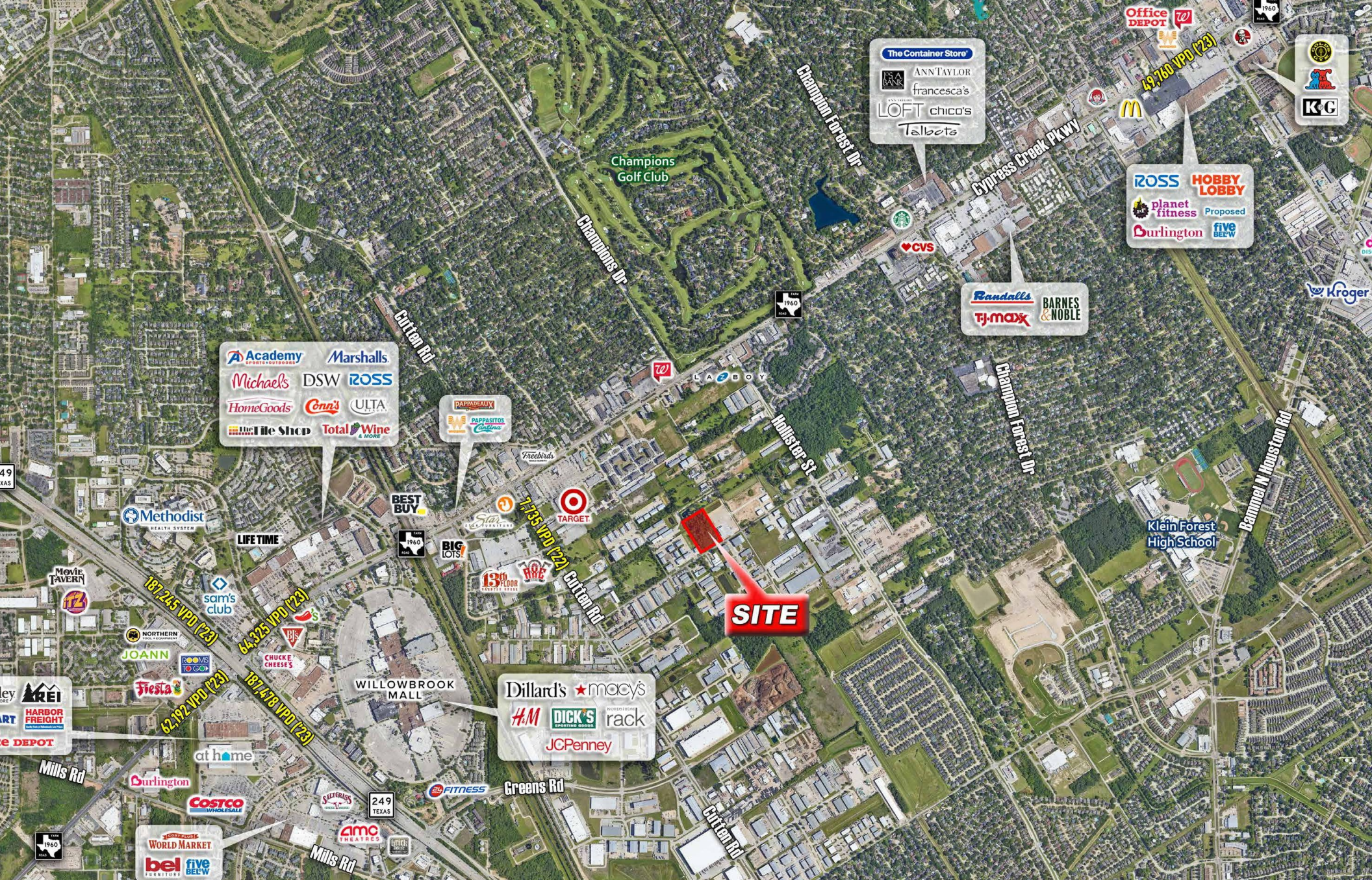
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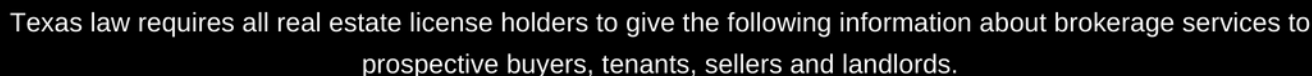
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- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- 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.

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.

- 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.

- 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.

Buyer/Tenant/Seller/Landlord Initials
Date



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