



FOR LEASE

47,415 Industrial SF on 2.89 Acres

Northwest Houston TX

100% HVAC | HEAVY POWER

12506 Taylor Rd, Houston, TX 77041

FIRST
HOUSTON Properties, Inc.

Property Overview

BUILDING 1 - SIZE

42,915 Total SF
33,044 SF Warehouse
8,791 SF Two Story Office

BUILDING 1 - SPECS

16' Eave Height
(1) 12' Grade Level Door
Heavy Power 3 Phase 2400 Amps
100% HVAC Climate Controlled

BUILDING 2 - SIZE

4,500 Total SF
2,784 SF Warehouse
1,716 SF Office/Storage

BUILDING 2 - SPECS

Clear Span with > 16' Clear Height
(2) 14' Grade Level Doors
100% HVAC Warehouse
Security Shutters

OVERVIEW

47,415 SF
2.89 AC
Directly off Hwy 290 and Beltway 8
Outside Floodplain
Fully Fenced
Year Built: 1999
Renovated: 2106
Well & Septic
Sprinklers



For Pricing Information, Please Contact:

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PATRICK MCKIERNAN

President

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JARED EDELMAN

Associate

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Location Highlights

Located in Houston's **Northwest** industrial corridor, **12506 Taylor Road** offers **immediate access to Beltway 8, Highway 290, and I-10** for seamless metro **connectivity**. The property is **minutes from the Energy Corridor and Westchase**, providing proximity to a **strong labor pool** and **major customer bases**. **Surrounded** by established **industrial users** and within reach of **George Bush Intercontinental Airport**, the site delivers the **logistical efficiency** tenants need to support **distribution, manufacturing, and service operations**.

Drive Times

HOBBY AIRPORT (HOU)	44 minutes
BUSH AIRPORT (IAH)	27 minutes
DOWNTOWN	30 minutes
PORT OF HOUSTON	38 minutes
CONTAINER TERMINAL	59 minutes

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1225 North Loop West, Suite 420
Houston, TX 77008
P: (713) 534.1800
www.fhproperties.com



12506 Taylor Rd



100% HVAC Warehouse



Office



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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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date