

JTLYNCH

COMPANY, LLC

COMMERCIAL REAL ESTATE

FLEX INDUSTRIAL FACILITY FOR SALE OR LEASE



5045 FM 2920 • SPRING, TEXAS 77388

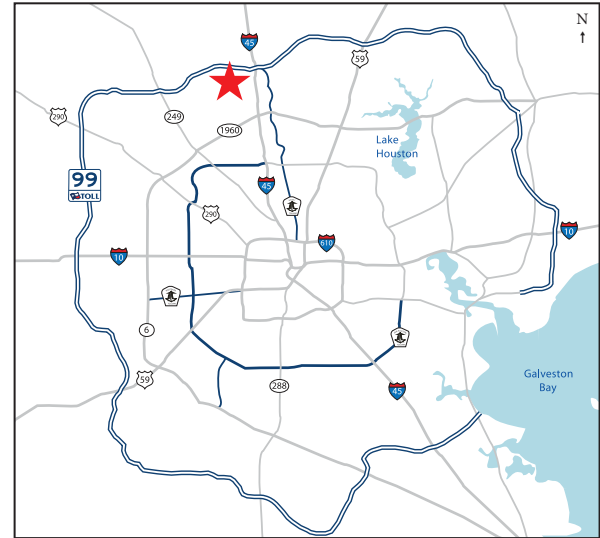
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J. ANDREW LYNCH
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- Located inside FM 2920 Business Park in Spring, TX
- Total property is +/- 1.28 acres
- Office/warehouse building is +/-4,960 SF
- Manufacturing building is +/- 14,475 SF
- Motorized front entry gate with entry keypad and remote access
- Located between Gosling Rd and Rhodes Rd
- Approx. 1.5 miles south of the Grand Parkway (I-99)
- Approx. 3.75 miles west of North Freeway (I-45)
- Close to The Woodlands, Springwoods Village and Exxon HQ



(281) 440-5225 • CALL FOR PRICING AND LEASING INFORMATION

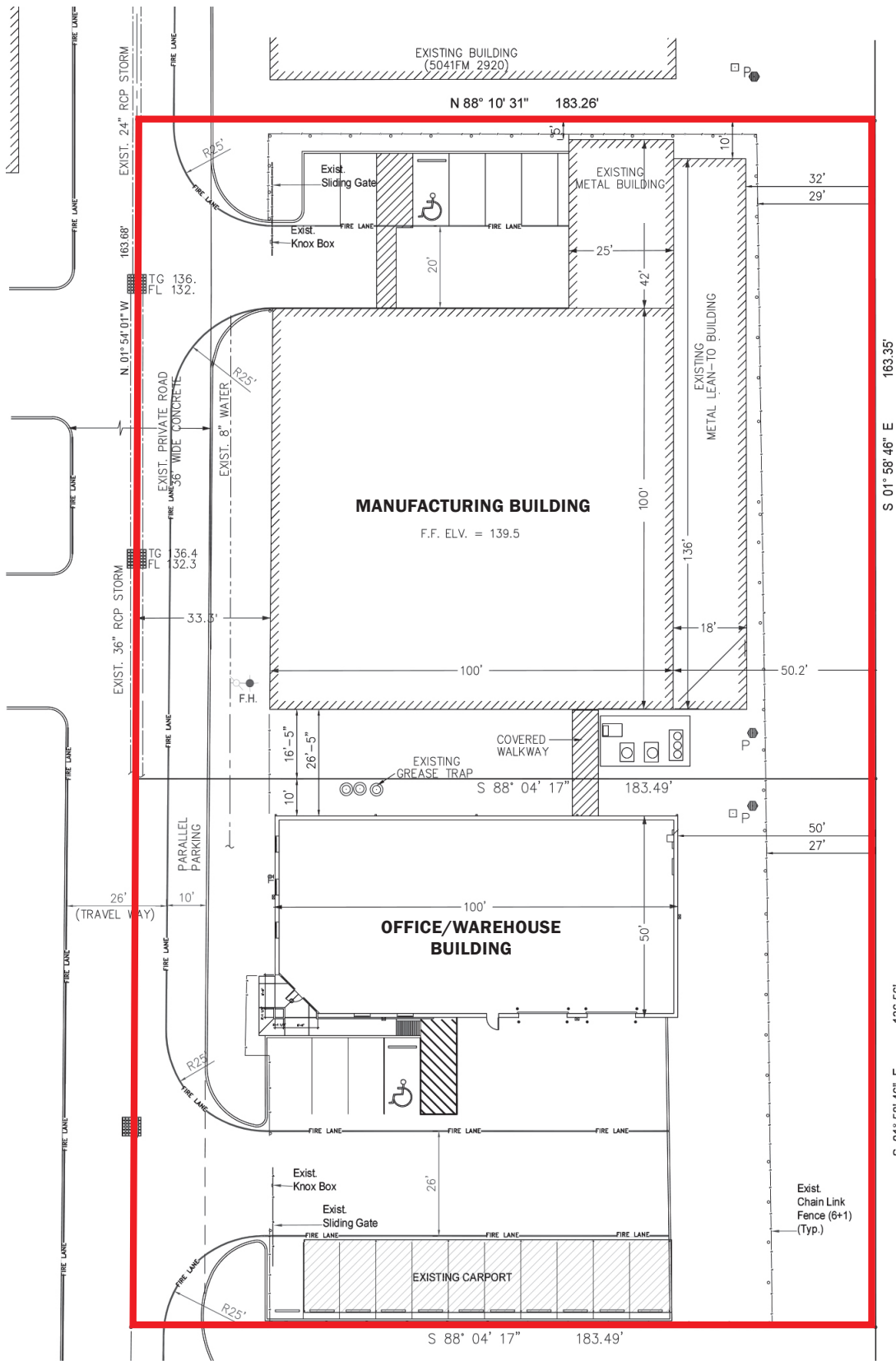
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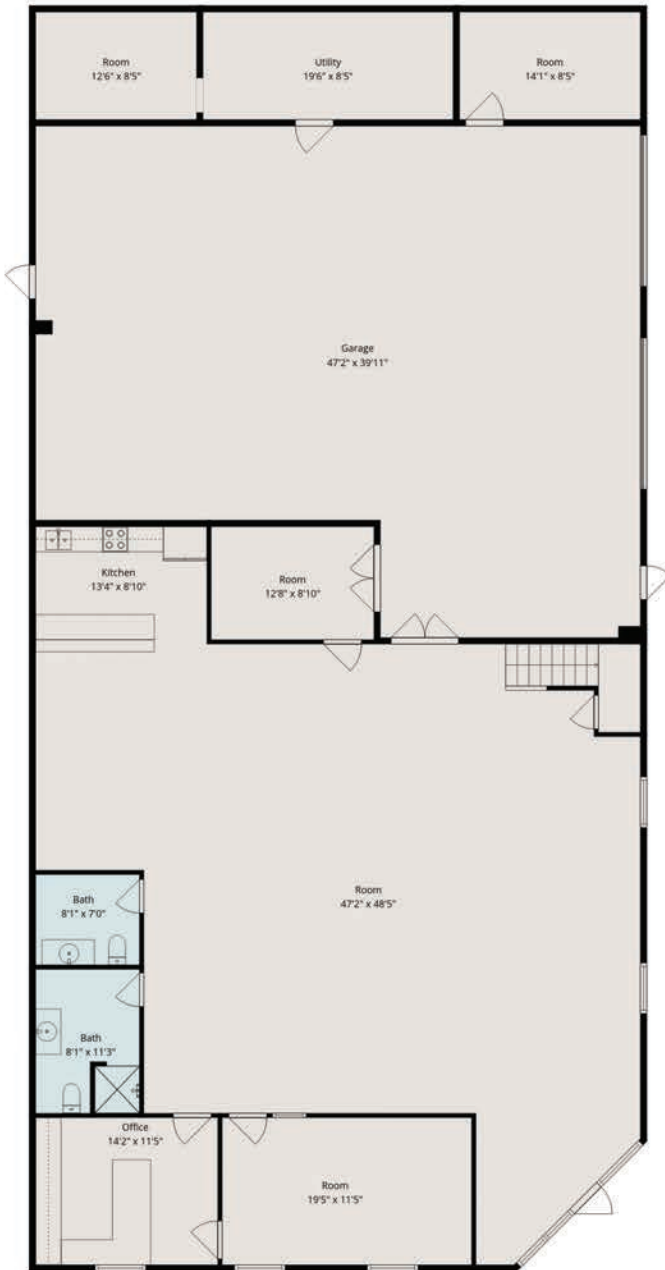
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OFFICE/WAREHOUSE BUILDING

+/- 4,960 SF



1ST FLOOR



2ND FLOOR

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This information herein has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



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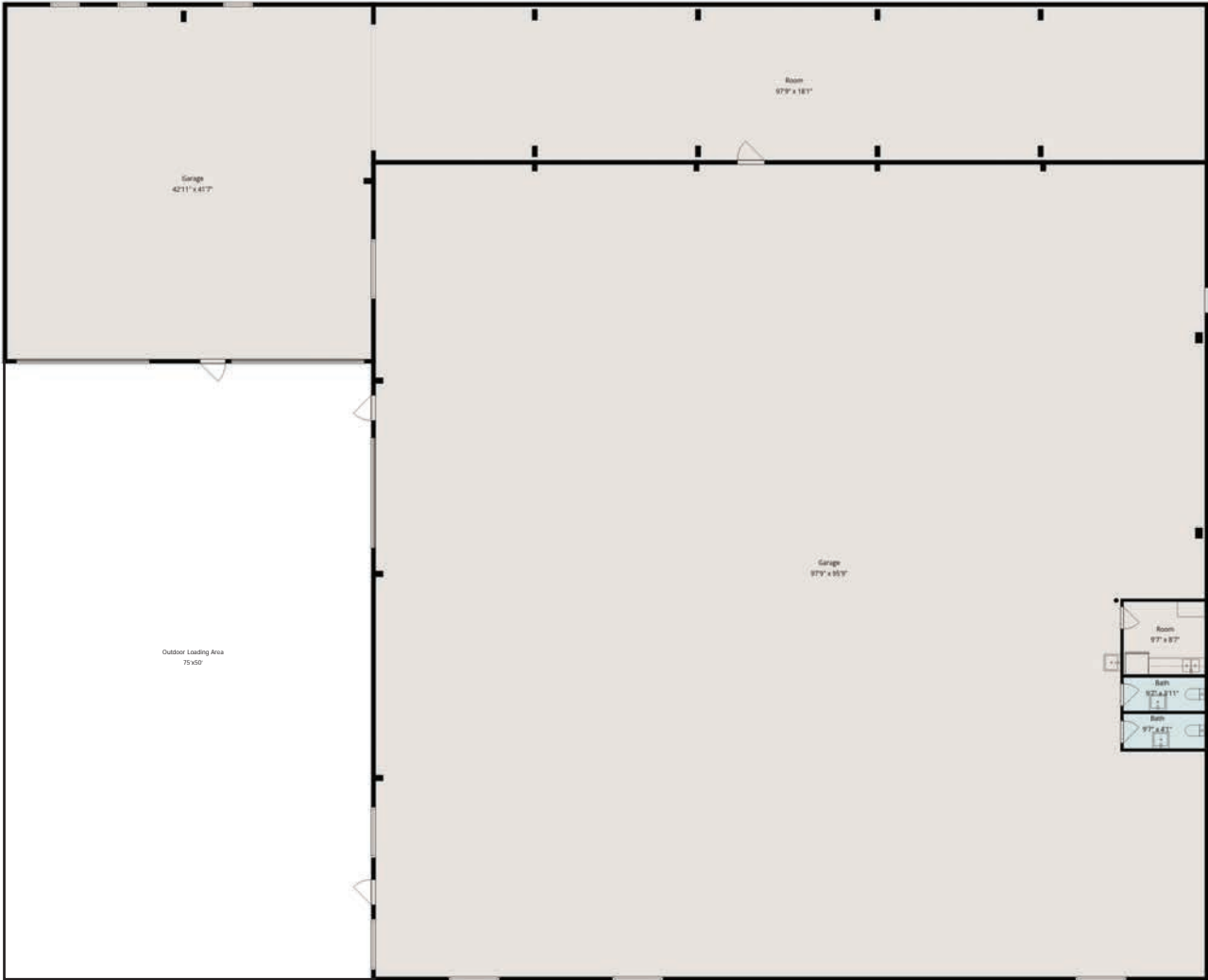
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MANUFACTURING BUILDING

+/- 14,475 SF



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OFFICE/WAREHOUSE BUILDING

- +/- 4,960 SF building
- Motorized front entry gate w/ remote access
- Covered parking area with EV charging station
- Wood floors throughout office area
- Dynamic LED lighting in office area
- Reception area with extra desk space
- Center bullpen cubicle area
- Kitchen (refrigerator, microwave, sink and stove-top oven)
- Two (2) executive offices, three (3) offices/ rooms
- Men's & Women's Bathroom
- Upstairs with conference room, more offices/ rooms
- Warehouse area with two (2) commercial garage doors
- Storage rooms inside warehouse
- Ample HVAC
- Power - 3 phase 480V (400 AMPS) w/ step-down converter outputting 208V, 120V & 120V (250 AMPS)

MANUFACTURING BUILDING

- +/- 14,475 SF building
- Heavy Power for manufacturing & machinery
- Power - 3 phase 480v 1200 amp
- Multiple sub-panels throughout warehouse
- Two (2) Bathrooms
- Kitchenette Area
- "Big Ass" overhead fan
- Ample HVAC
- Three (3) commercial garage doors
- Outdoor loading area
- Outdoor courtyard area connecting each building
- Entire property is fenced with spiral razor-wire

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

J T Lynch Company, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Terrence Lynch	362038	terry@jtlynchco.com	(281)440-5225
Designated Broker of Firm	License No.	Email	Phone
Jeffrey O. Lynch	661400	jeff@jtlynchco.com	(281)440-5225
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
J. Andrew Lynch	718178	andy@jtlynchco.com	(281)440-5225
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

TXR-2501

IABS 1-0 Date

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J Terrence Lynch

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com