



8270 Willow Place Drive
Houston, Texas

OXFORD

12,819 SF unit available for lease



Property Overview

Space Highlights

Premises

12,819 SF

Availability

Immediately

Clear Height

24'

Building specifications

Warehouse area	Sprinklers
11,305 SF	Fully Sprinklered

Office Space	Clear Height
1,514 SF	24'

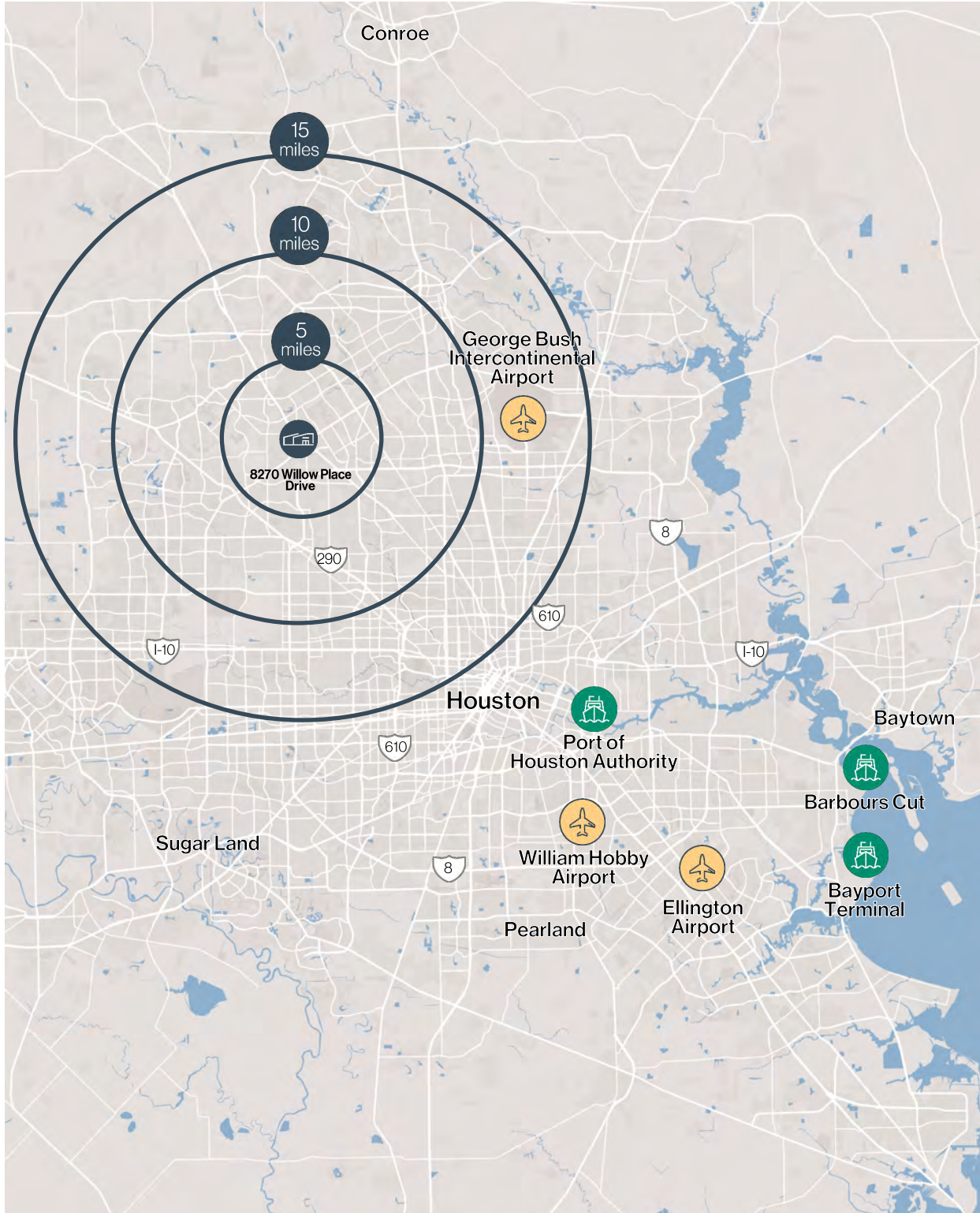
Loading Doors	Configuration
5 Dock High	Rear Load

The Property

This facility is located in the Willowbrook Distribution Center in Houston, Texas. Comprising of over 12,000 SF of warehousing space. It offers rear load configuration and easy access to State Highway 249 and Beltway 8.



Location



Public Transportation



Airports

- George Bush Intercontinental Airport
17.9 mi (21 min)
- William P. Hobby Airport
33.0 mi (43 min)
- Ellington Airport
49 mi (54 min)



Freight Ports

- Port of Houston Authority
30.6 mi (40 min)
- Barbours Cut
48 mi (1hr)
- Bayport Terminal
52 mi (1 hr)



Truck Routes

- 8 Beltway 8
- I-10 I-10
- 610 610
- 290 Highway 290

Our Story



A growing, evolving Industrial portfolio

We are investing, building and buying the physical infrastructure to deliver solutions to serve the global supply chain.

Our global industrial and logistics portfolio includes high-quality warehouse, manufacturing, and distribution facilities with a robust global development pipeline. We are committed to elevating expectations of the sector, delivering sustainable, high-functioning, and flexible spaces. We continually strive to do better — finding ways to meaningfully adapt and future-proof our assets. Our state-of-the-art properties are located in major consumption and critical supply chain nodes across North America, Europe and Asia Pacific.

98.4 M

SF Global Portfolio

\$24.5B

AUM

14.1M

SF under development

About Oxford Properties

We are a leading global real estate investor, developer, and manager. Our global portfolio includes office, life sciences, industrial, retail, multifamily, hotels & alternatives and credit assets on four continents.

Our competitive advantage lies in our end-to-end capabilities, powered by combining global knowledge with local trends and experience. Generating meaningful returns for our stakeholders. Strengthening economies and communities through real estate.

Connect with us

For more information on this property, contact:

Greg Barra, CCIM, SIOR

Principal

713.599.3406

gbarra@boydcommercial.net

Bo Pettit

Senior Director

713.599.3416

bpettit@boydcommercial.net



Approved by the Texas Real Estate Commission for Voluntary Use

Texas Law requires all real estate licensees to give the following information about brokerage service to prospective buyers, tenants, sellers and landlords.

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.

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.

Property: 8270 Misty Willow Drive, Houston, Texas 77070

Boyd Commercial, LLC Licensed Broker/Broker Firm Name or	511967 License No.	mboyd@boydcommercial.net Email	713-877-8400 Phone
David M. Boyd, CCIM, SIOR Designated Broker of Firm	419382 License No.	dmboyd@boydcommercial.net Email	713-877-8400 Phone
Greg Barra Licensed Supervisor of Sales Agent/ Associate	571663 License No.	gbarra@boydcommercial.net Email	713-877-8400 Phone
Bo Pettit Sales Agent/ Associate's Name	544512 License No.	bpettit@boydcommercial.net Email	713-877-8400 Phone

Buyer/Tenant/Seller/Landlord Initials

Date