

OFFICE WAREHOUSE

8533 FM 2004

Hitchcock, TX 77563

Suburban Southeast Houston

**8,000 SF BUILDING
OFFICE / WAREHOUSE
FOR LEASE**



10,000 SF Building – 3,000 SF Office / 5,000 Warehouse / 2,000 SF Dock



HIGHLIGHTS

- 10,000 SF TOTAL ON 5 +/- ACRES
- HIGH END OFFICE WAREHOUSE BUILT IN 2019
 - 3,000 SF OF OFFICE AREA
 - 5,000 SF OF WAREHOUSE
 - 2,000 SF OF COVERED DOCK
- CLOSE TO GALVESTON AND TEXAS CITY PLANTS
- DRIVE UP RAMP AND DOCK HIGH ACCESS TO WAREHOUSE
- BUILT IN 2000
- CONCRETE, WELL-LIT PARKING AREA
- 5 ACRES ENCLOSED BY FENCE WITH ELECTRIC CONTROLLED GATE ACCESS

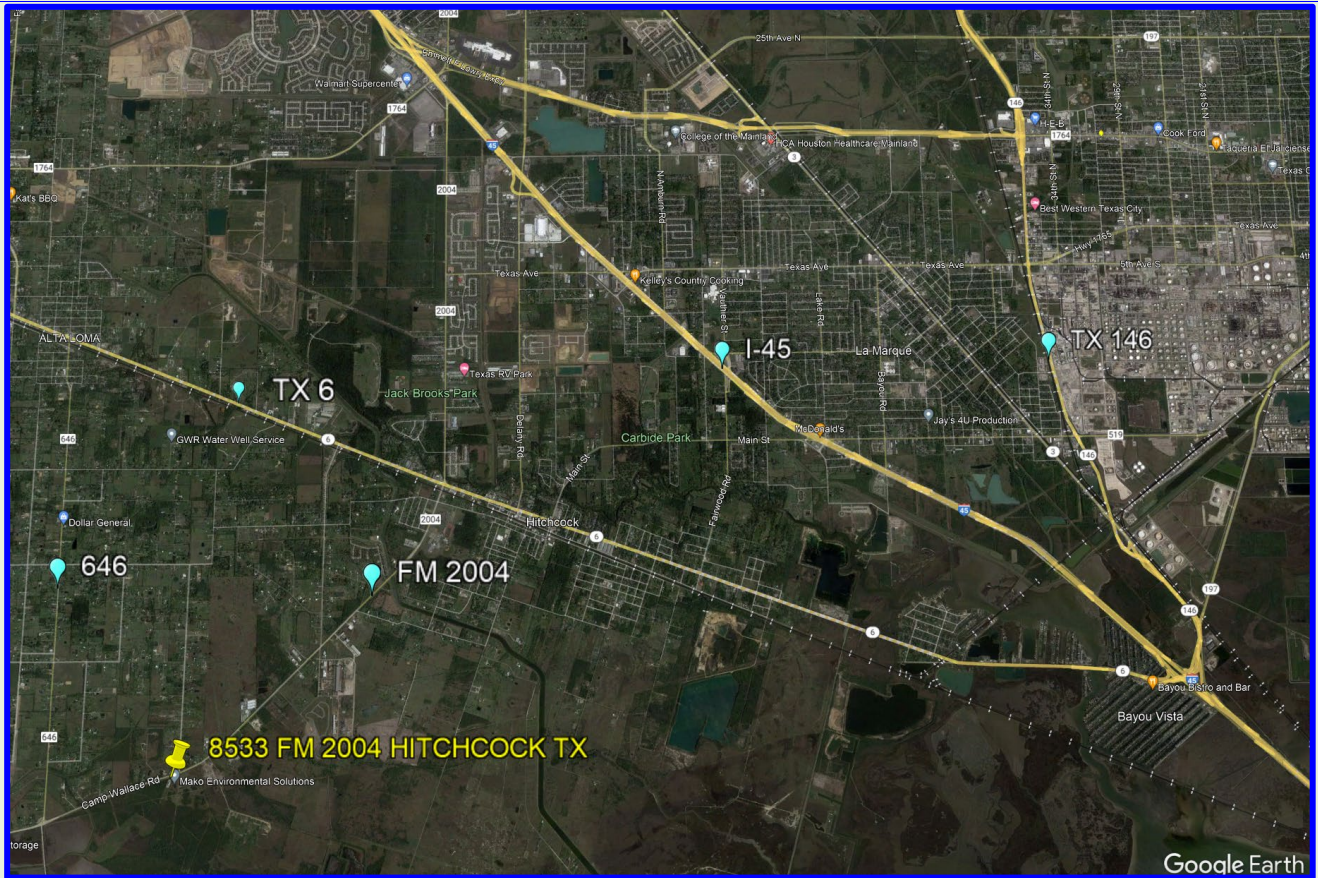
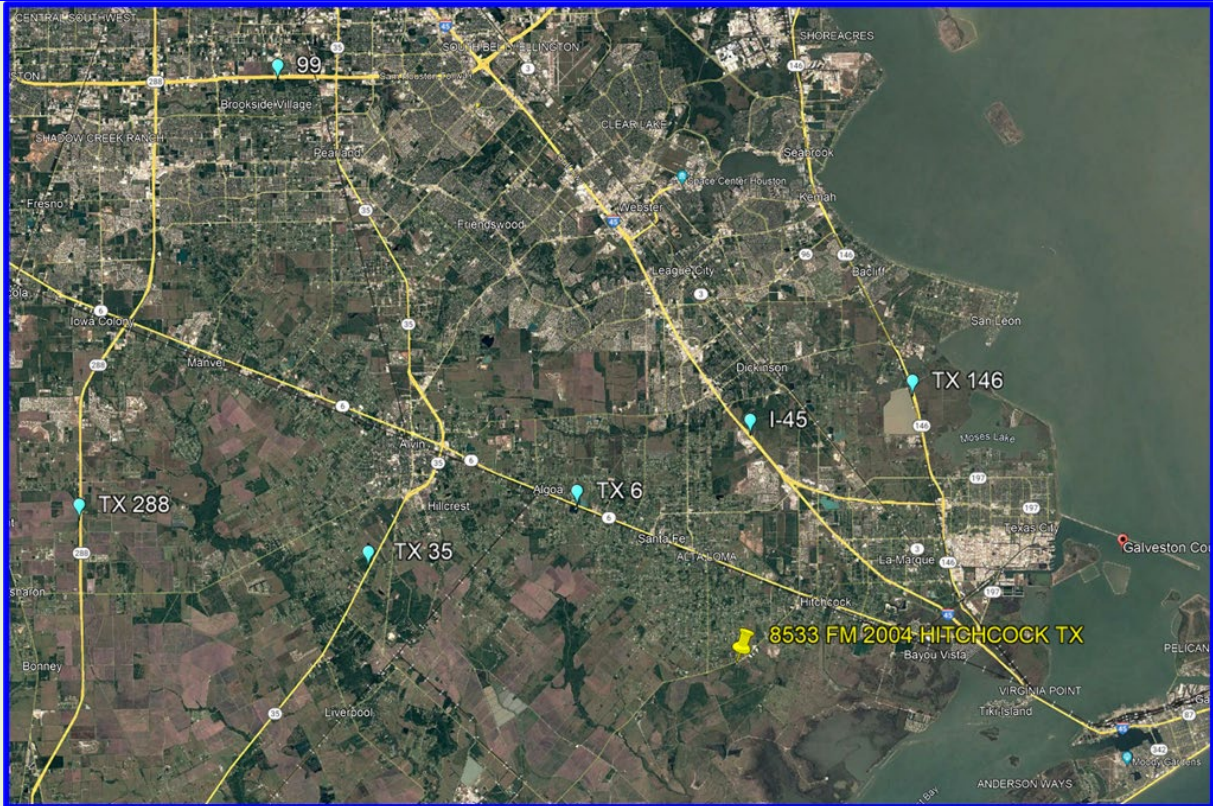
EXCLUSIVELY LEASED BY VALERIE STAPLES

MCADAMS ASSOCIATES BROKERAGE

vsstaples@comcast.net 281-610-7401

JUNE 20, 2024

HITCHCOCK OFFICE / WAREHOUSE



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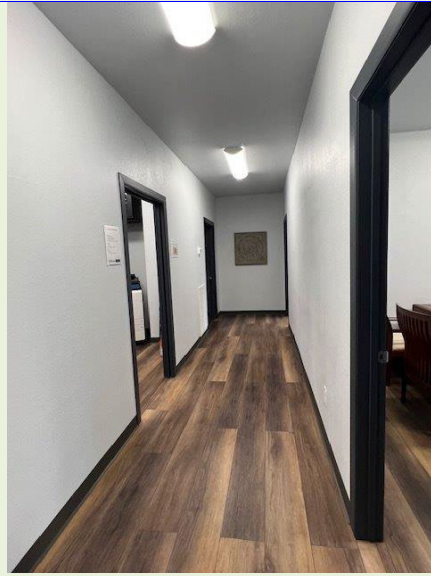


A.



B.

HITCHCOCK OFFICE / WAREHOUSE



C.



D.



E.



F.



F.



H.



I.

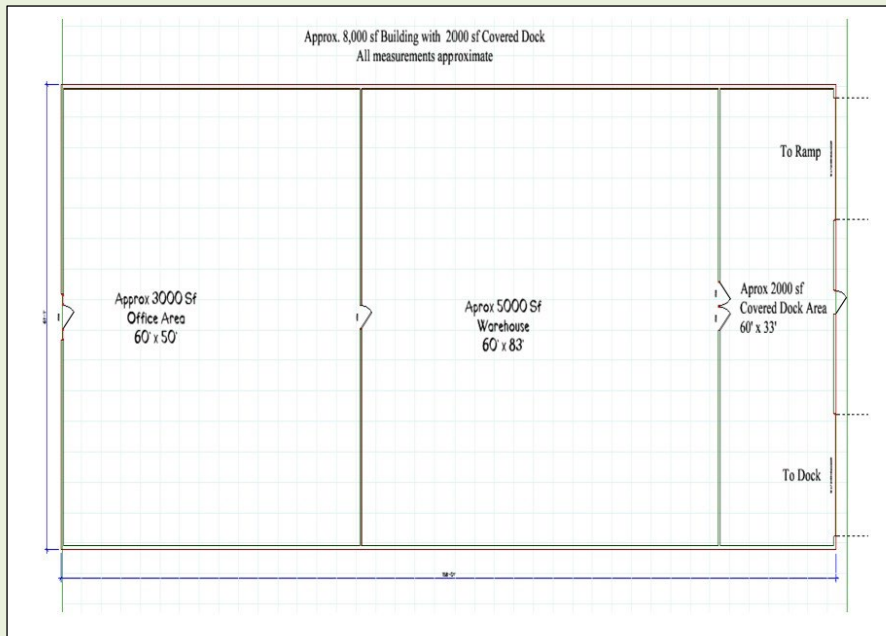


J.



K.

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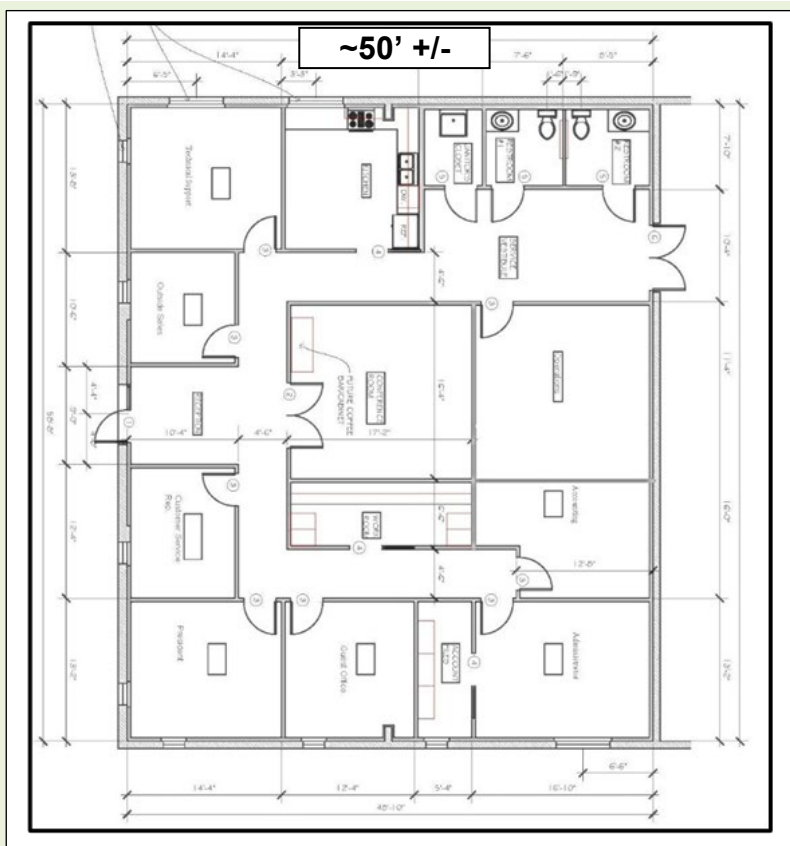
WAREHOUSE:

- + 5000 SF Clear Span High Bay Warehouse
- + Containment for storage of hazardous waste
- + LED Lights
- + Two Overhead Doors

EXTERIOR DOCK:

- + Covered Dock
- + Ramp and Dock High Access
- + Fully Enclosed Yard

Warehouse floor plan



OFFICE AREA:

- + High end finish – Wood plank floors
- + 8 Private offices
- + Conference Room
- + Break room with full kitchen
- + Separate Work Room
- + 5 Acres is fully enclosed by fence with electric gate access

Office Floor Plan

NOTE: MEASUREMENTS ARE CALCULATED AND DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

HITCHCOCK OFFICE / WAREHOUSE



A.



B.



C.



D.

LOCATION:

- + CLOSE TO GALVESTON
- + CLOSE MAJOR CHEMICAL PLANTS & REFINERIES

HITCHCOCK OFFICE / WAREHOUSE

NOTICE

IMPORTANT NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas and land areas are approximate and operating / financial projections are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2024

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

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Designated Broker of Firm	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Valerie Staples</u>	<u>189667</u>	<u>vsstaples@comcast.net</u>	<u>(281) 610-7401</u>
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

TAR 2501

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Info Broker