

FOR LEASE



Rampart Business Park

7330-7334 Rampart St
Houston, Texas 77081

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



Rampart Business Park

7330-7334 Rampart St • Houston, Texas 77081

PROPERTY DESCRIPTION

Welcome to this fantastic industrial / warehouse space available for lease at 7330-7336 Rampart Street in Houston, TX. This prime location offers a spacious 28,680 square feet of versatile industrial space, perfect for a variety of businesses looking to establish themselves in a thriving community.

Situated in a high-traffic area with excellent visibility and accessibility, this property is sure to attract a steady flow of foot traffic and drive-by customers. Nearby amenities, major roadways, and public transportation make it convenient for both customers and employees to access the building.

Don't miss out on this incredible opportunity to lease this expansive industrial / warehouse space in a sought-after location in Houston. Contact us today to schedule a viewing and secure your spot now!

For More Information

Matt Easterling

713.325.4112

measterling@landparkco.com

Alexander Ebel

574-440-5016

aebel@landparkco.com

LandPark Commercial

2550 Gray Falls Drive, Suite 400

Houston, Texas 77077

713.789.2200

www.LandParkCo.com

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

FOR LEASE



PROPERTY HIGHLIGHTS

- Industrial / Warehouse Space
- High Traffic Area off Rampart Street
- Roll Up Doors
- Ample Surfaced Parking

LANDPARK

FOR LEASE

SPACE AVAILABILITY

UNIT	SF	RATE (sf/mo)
7330 - 103	1,500 - 3,000 SF	\$11.00 (sf/yr + NNN)
7330 - 113	1,500 - 3,000 SF	\$10.00 (sf/yr + NNN)
7330 - 116	1,500 SF - 4,500 SF	\$10.00 (sf/yr + NNN)
7330 - 117	1,500 SF - 4,500 SF	\$10.00 (sf/yr + NNN)
7330 - 118	1,500 SF - 4,500 SF	\$10.00 (sf/yr + NNN)
7332 - 103	1,500 SF	\$10.00 (sf/yr + NNN)
7332 - 106	1,012 SF	\$11.00 (sf/yr + NNN)
7332 - 111	1,250 SF	\$10.00 (sf/yr + NNN)
7332 - 116	1,988 SF	\$10.00 (sf/yr + NNN)
7334 - 101	1,254 SF	\$10.00 (sf/yr + NNN)
7334 - 109	1,505 SF	\$10.00 (sf/yr + NNN)

Availability



LANDPARK

FOR LEASE



Photos

LANDPARK

FOR LEASE



Photos

LANDPARK

FOR LEASE

RAMPART BUSINESS PARK
7330-7334 RAMPART STREET
Houston, TX 77031



RAMPART STREET

Aerial

LANDPARK

FOR SALE

MAP



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.



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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew B Easterling	715557	measterling@landparkco.com	(713) 325-4112
Sales Agent/Associate's Name	License No.	Email	Phone
Alexander Ebel	817627	aebel@landparkco.com	(574) 440-5016
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date