

FOR LEASE



Hempstead Rd Industrial Park

Industrial / Warehouse Space For Lease
10612 Hempstead Rd | Houston, TX 77092

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LANDPARK

2550 Gray Falls Drive, Suite 400
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PROPERTY INFO










PROPERTY DESCRIPTION

LandPark is pleased to present Hempstead Industrial Park, a well-positioned light industrial campus located at 10612 Hempstead Road in Houston, Texas. Situated in the Northwest Houston submarket with excellent access to I-610 and US-290, this property features multiple Class B light industrial buildings designed to meet a variety of operational needs. Each building offers a 20-foot crown height, tenant-controlled HVAC, and grade-level loading, with the added benefit of fenced outside storage. Suites range in size from 5,000 to 10,000 square feet, providing flexible options for businesses seeking functional space in a prime, easily accessible location.

SPACE AVAILABILITY

UNIT	SF	RATE
612-C	5,000 SF	\$8.50/sf (NNN)
612-D	5,000 SF	\$8.50/sf (NNN)
612-E	5,000 SF	\$8.00/sf (NNN)
612-H	5,000 SF	\$8.00/sf (NNN)
616-C	5,000 SF	\$8.00/sf (NNN)
612-K	9,800 SF	\$8.00/sf (NNN)
614-A,B,C	19,800 SF	\$7.00/sf (NNN)

PROPERTY HIGHLIGHTS

-  NW Houston Location
-  Access to I-610, US-290, and Hempstead
-  Tenant-Controlled HVAC
-  Yard Space: Fenced and Gated Outside Storage
-  Crown Height: 20'
-  Grade-Level Loading
-  3-Phase Power Available

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PHOTOS



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HEMPSTEAD RD INDUSTRIAL PARK - SITE PLAN



10612 - 10614 - 10616 HEMPSTEAD HIGHWAY

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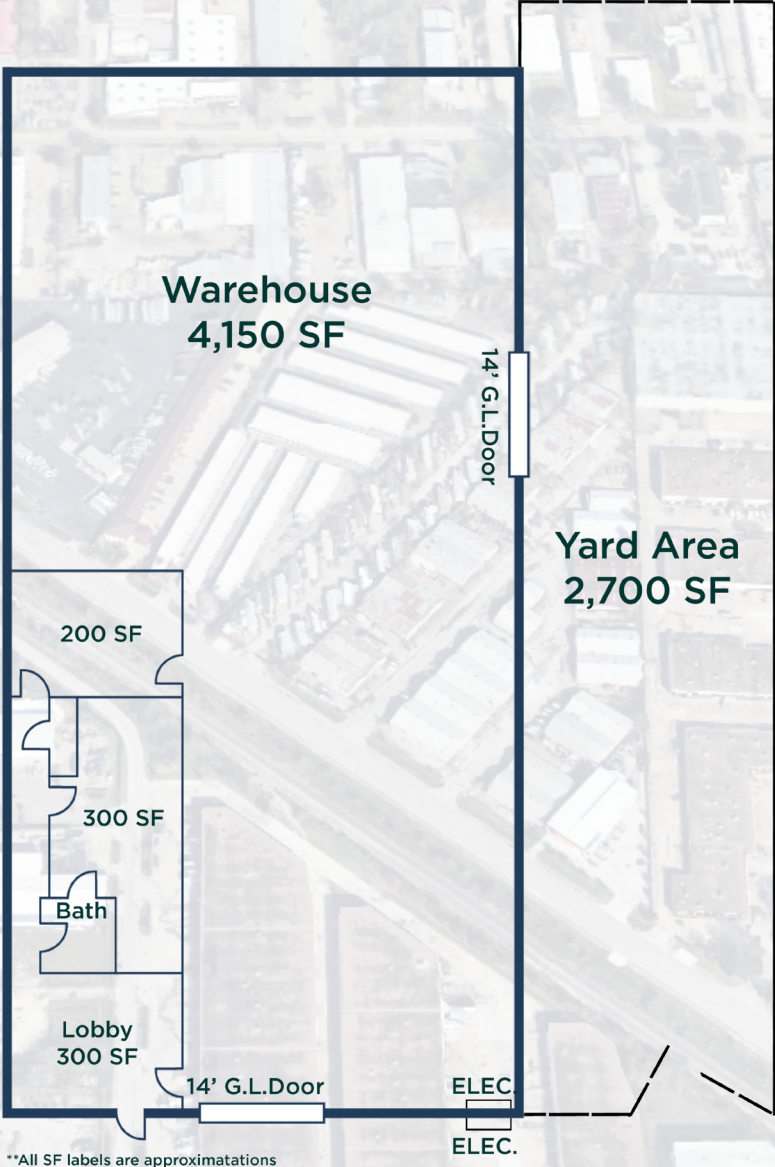
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HEMPSTEAD RD INDUSTRIAL PARK - FLOOR PLAN

UNIT 612 C - 5,000 SF

850 SF Office | 4,150 SF Warehouse

- (2) Grade Level Doors
- Fenced Outside Storage



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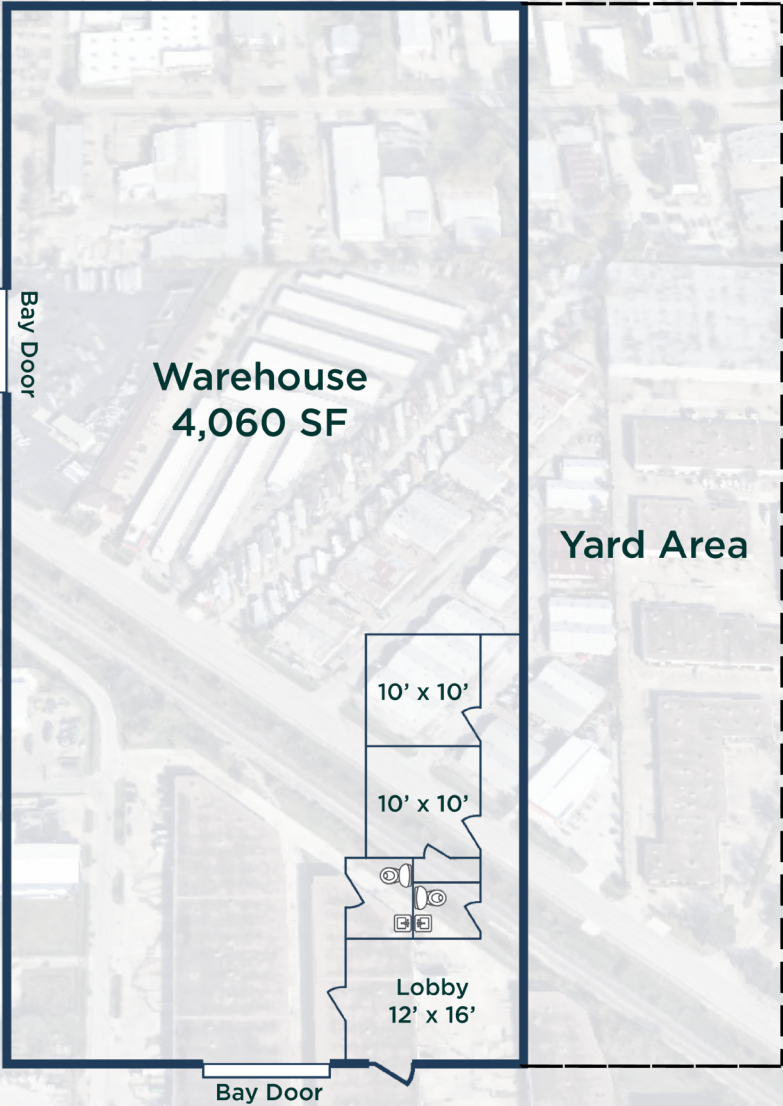


HEMPSTEAD RD INDUSTRIAL PARK - FLOOR PLAN

UNIT 612 D - 5,000 SF

500 SF Office | 4,500 SF Warehouse

- (2) Grade Level Doors



**All SF labels are approximations

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HEMPSTEAD RD INDUSTRIAL PARK - FLOOR PLAN

UNIT 612 E - 5,000 SF

1,200 SF Office | 3,800 SF Warehouse

- (2) Grade Level Doors
- Fenced Outside Storage
- * (2) Bathrooms



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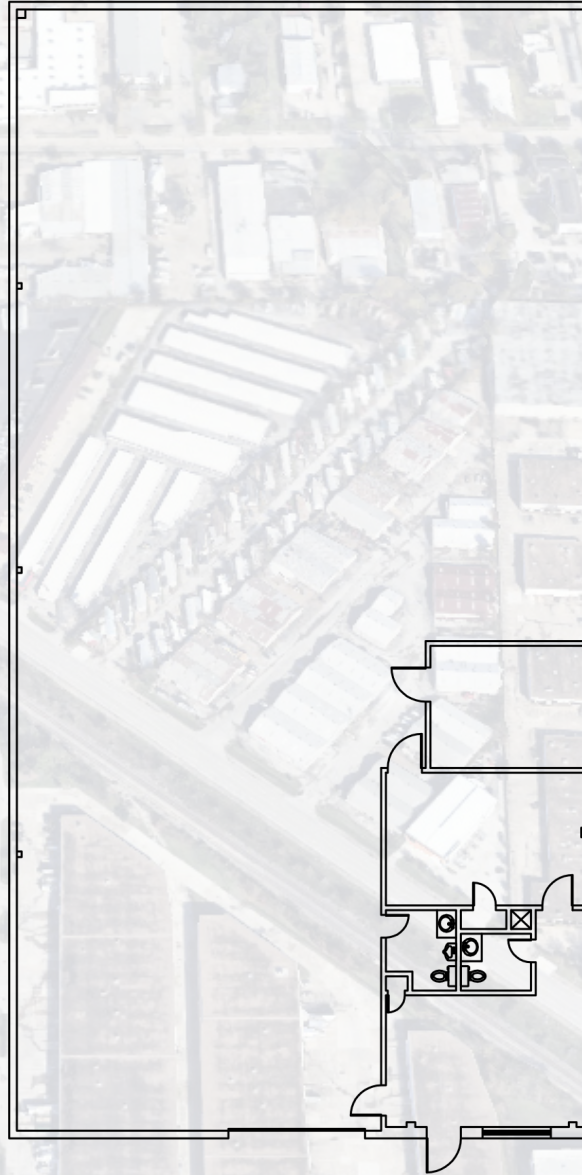
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HEMPSTEAD RD INDUSTRIAL PARK - FLOOR PLAN

UNIT 612 H - 5,000 SF

750 SF Office | 4,250 SF Warehouse

- (2) Grade Level Doors
- Fenced Outside Storage
- * (2) Bathrooms



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HEMPSTEAD RD INDUSTRIAL PARK - FLOOR PLAN

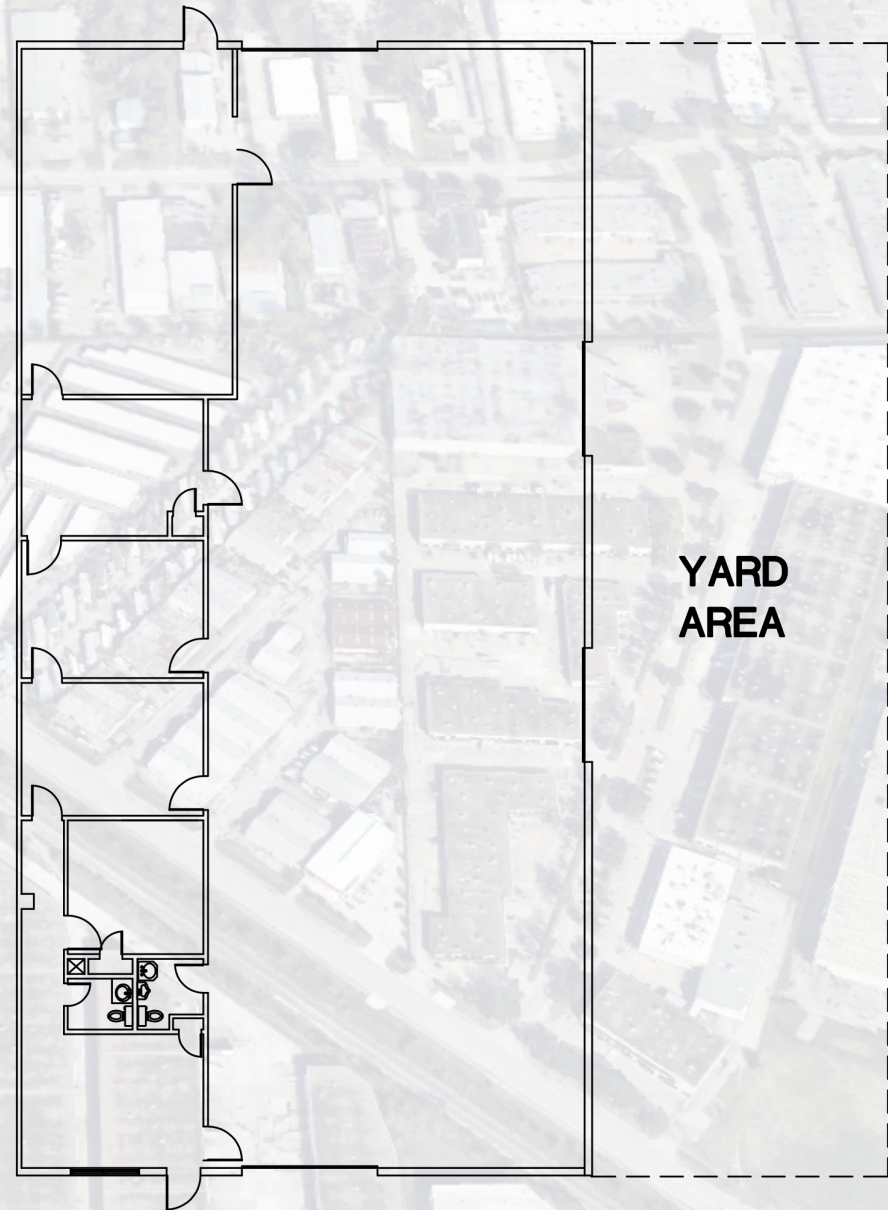
UNIT 614 A,B,C - 19,800 SF

1,500 SF Office | 5,100 SF Warehouse

- (7) Grade Level OH Doors
- 3 Phase Power - 400 amps/480 v
- Mid Dock
- Fenced Outside Storage

UNIT 614 A - 6,600 SF

* (2) Bathrooms



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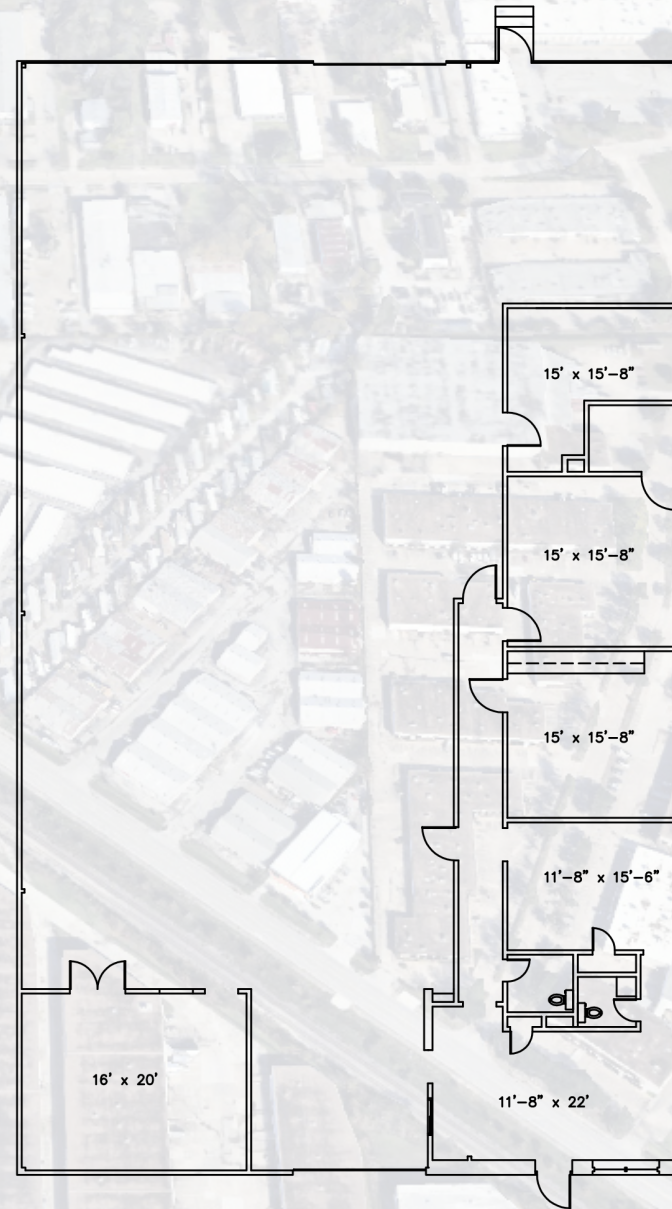
UNIT 614 A,B,C - 19,800 SF

1,500 SF Office | 5,100 SF Warehouse

- (7) Grade Level OH Doors
- 3 Phase Power - 400 amps/480 v
- Mid Dock
- Fenced Outside Storage

UNIT 614 B - 6,600 SF →

* (2) Bathrooms



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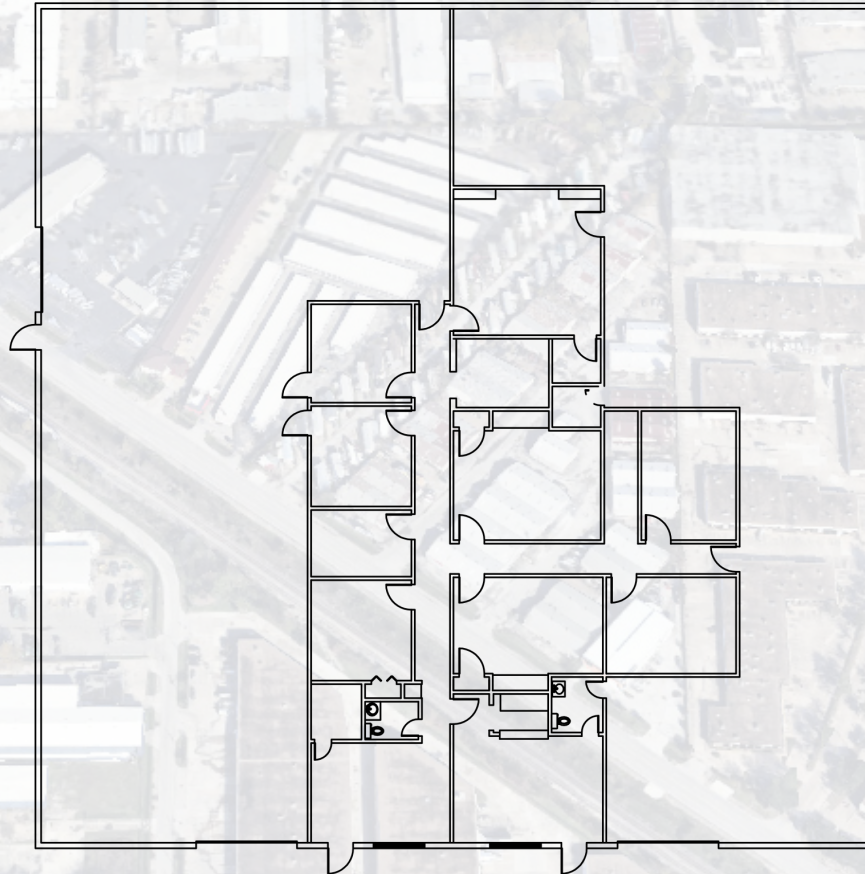
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HEMPSTEAD RD INDUSTRIAL PARK - FLOOR PLAN

UNIT 616 C-D - 10,000 SF

3,000 SF Office | 7,000 SF Warehouse

- (4) Grade Level Doors
- Fenced Outside Storage
- * (2) Bathrooms



10,000 S.F. TOTAL
3,000 S.F. @ OFFICE
7,000 S.F. @ WAREHOUSE

10616C-D HEMPSTEAD HIGHWAY

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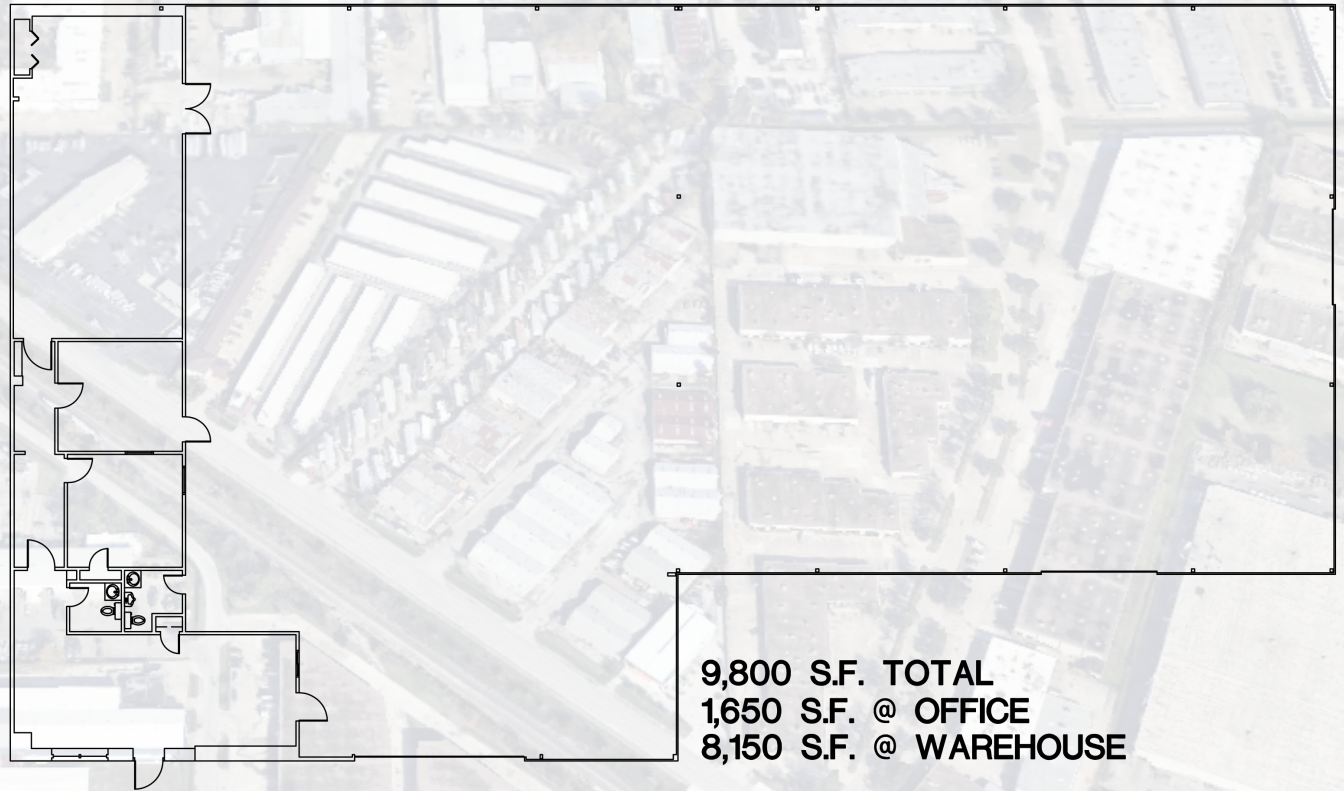
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HEMPSTEAD RD INDUSTRIAL PARK - FLOOR PLAN

UNIT 616 K-L - 9,800 SF

1,650 SF Office | 8,150 SF Warehouse

- (2) Grade Level Doors
- Fenced Outside Storage
- * (2) Bathrooms



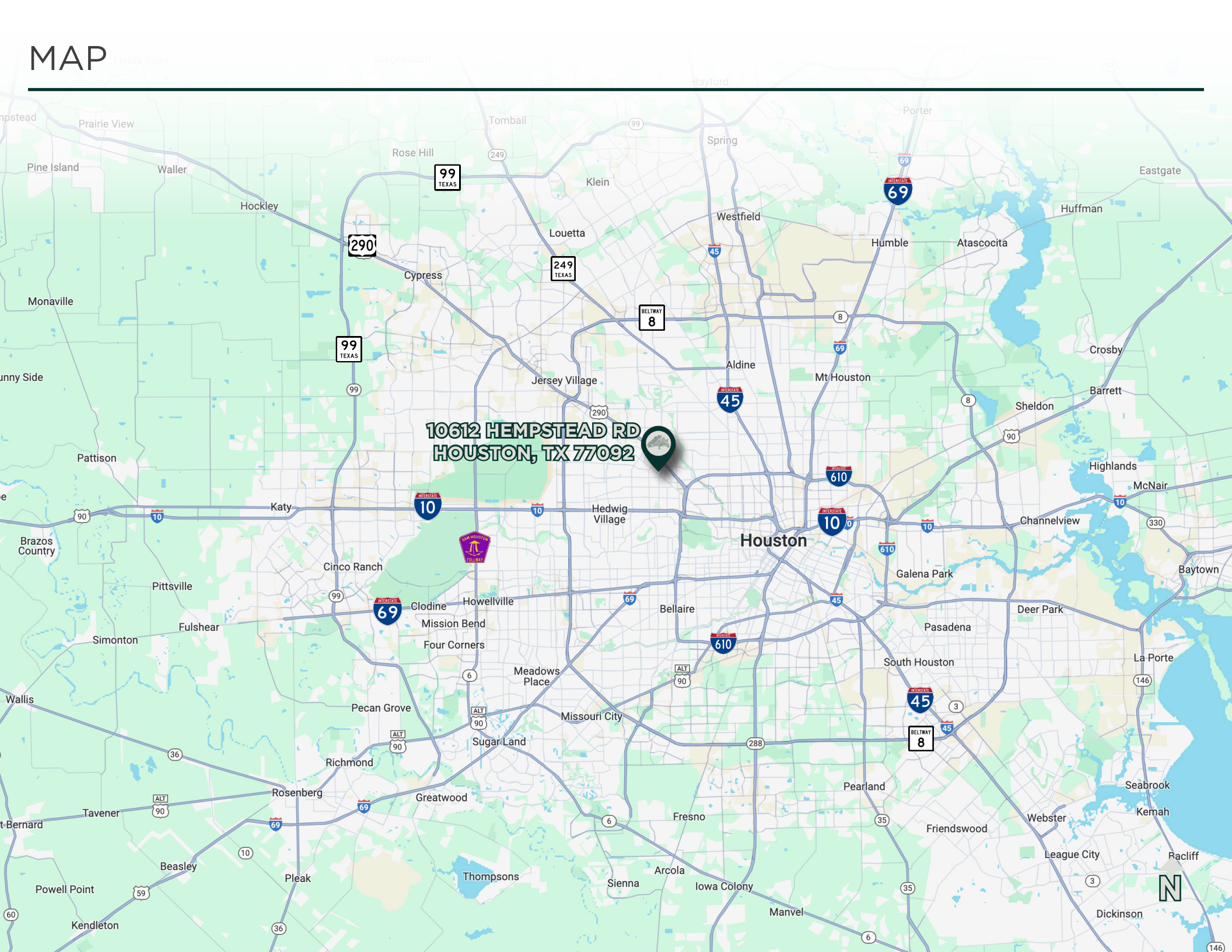
10616K-L HEMPSTEAD HIGHWAY

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MAP





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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan David Burnaman	718215	rburnaman@landparkco.com	(713) 292-3485
Sales Agent/Associate's Name	License No.	Email	Phone
William Paul Parisi	682354	wparisi@landparkco.com	(281) 221-4970
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____