

FOR LEASE

Industrial Warehouse Complex

North Houston, TX

±14,750 SF

Total Building Size

±34,848 SF

Lot Size

Two Buildings

A: 8,750 SF | B: 6,000 SF

Call Broker

Pricing



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KELLERWILLIAMS REALTY

Sepi Akhavi

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PROPERTY OVERVIEW

Industrial Warehouse Complex | North Houston, TX



Total Building SF
±14,750 SF

Lot Size
±34,848 SF

Building A (HVAC)
±8,750 SF

Building B (Non-AC)
±6,000 SF

Office Space
±1,050 SF

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BUILDING SPECIFICATIONS



BUILDING A — ±8,750 SF

◆ FULLY A/C

- Fully HVAC-controlled warehouse: ±7,700 SF
- Fully air-conditioned throughout
- Air-conditioned office/reception: ±1,050 SF
- Private restrooms (2-story office)
- Reception desk & lobby area
- Spiral staircase to upper office level

BUILDING B — ±6,000 SF

NON A/C

- Non air-conditioned warehouse
- 23' clear height
- Two (2) 12' × 14' grade-level roll-up doors
- Drive-through bay access
- LED lighting throughout
- Concrete slab floor



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EXTERIOR VIEWS



Building A — Front Façade (Fully Air-Conditioned)



Building B — Side Elevation (Non Air-Conditioned)



Building B — Aerial Overhead



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Lobby, Spiral Stair & Restrooms



Upper Office Level

OFFICE FEATURES

- ±1,050 SF total
- Two-story layout
- Reception / lobby
- Private restrooms
- Spiral staircase
- Wood-look tile floors
- Recessed & LED lighting
- Fully air-conditioned
- TV / display mount
- Direct warehouse access



INTERIOR — WAREHOUSE SPACE



◆ FULLY A/C *Building A — HVAC-Controlled Warehouse (±7,700 SF)*



NON A/C *Building B — 23' Clear Height Warehouse (±6,000 SF)*



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PROPERTY HIGHLIGHTS & SITE FEATURES

Dual Building Campus

Two separate metal buildings with combined $\pm 14,750$ SF on a $\pm 34,848$ SF lot.

Fully Air-Conditioned (Bldg A)

Rare fully HVAC-controlled $\pm 7,700$ SF warehouse — ideal for sensitive inventory or climate-controlled production.

Two (2) roll-up doors with concrete drive approach and yard area for maneuvering.

23' Clear Height (Bldg B)

Building B provides exceptional vertical clearance for racking, equipment, or vehicle storage — non air-conditioned.

Two (2) roll-up doors with concrete drive approach and yard area for maneuvering.

Large Canopy

15' high, 42'x30' canopy next to Building B

Private Utilities

Water well and septic field — independent utility infrastructure for industrial operations.

Move-In Ready

Improved office with reception, restrooms, and finishes. Both warehouses clear and operational.



LOCATION & MARKET CONTEXT



LOCATION ADVANTAGES

- North Houston Industrial Corridor
- Proximity to I-610, I-45 & US-59
- Minutes to Houston Ship Channel
- Dense surrounding industrial base
- Adjacent heavy truck / logistics ops
- Municipal water tower & services nearby
- Strong labor pool in submarket

IDEAL USERS

- Logistics & Distribution
- Light Manufacturing
- Fabrication & Assembly
- Vehicle / Equipment Storage
- Climate-Sensitive Inventory



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EXCLUSIVE LISTING AGENT



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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 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.

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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov



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