

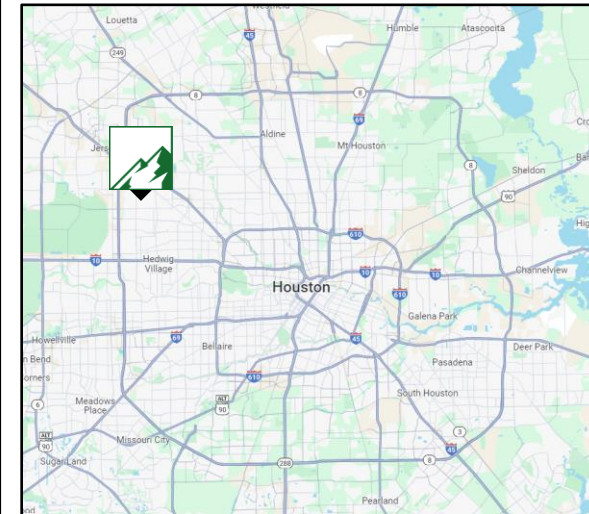
# 5757 Teague Rd

Houston, TX 77041



## Offering Summary

- **6,600 SF Total**
- **+/- 700 SF Office**
- **0.32-acre lot size**
- **Four Overhead Doors**
- **Full HVAC**
- **Contact Broker for Pricing**



## FOR MORE INFORMATION

**CALL:** Matt Franques - (936) 689-2558

Kyle Fischer - (281) 627-0834



The information contained herein was obtained from sources believed reliable; however, Alpine Partners, LLC., makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease or withdrawal without notice.

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## Property Highlights

- **4 Overhead Doors – 14'**
- **16' Clear Height**
- **4 jib cranes – (1) 1-ton, (2) ½-ton, (1) 1/4<sup>th</sup>-ton**
- **Full HVAC**
- **3-Phase, 480-volt, 800 amp**
- **Approximately 700 SF office**

## Location Highlights

- **Centralized location with proximity to Hwy 290 and Hempstead Hwy**
- **Minutes from Beltway 8 and I-10**
- **Gessner Rd: 16,593 VPD (TXDOT)**
- **Tanner Rd: 14, 869 VPD (TXDOT)**
- **Ongoing industrial and residential construction nearby**

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**Industrial | For Sale**

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## Interior Photos



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## Interior Photos



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## CAPABILITIES & EQUIPMENT

HAAS VF-6 CNC vertical machining center; 64" X 32" X 30" Travel, 64" X 28" Table, 4th Axis drive, 12" diameter chuck, CAT-50 tooling, Virtual Gibbs software, 30 HP.

HAAS VF-4 CNC vertical machining center; 50" X 20 X 25" Travel, 52" X 18" Table, 4th Axis drive, 12" diameter chuck, CAT-40 tooling, Virtual Gibbs software, 15 HP.

HAAS HL-4 CNC horizontal turning center; 14.5" Swing X 34" Center, Virtual Gibbs software, 30HP.

HAAS SL-40 CNC horizontal turning center, 40" Swing X 51" Center, Virtual Gibbs software, 55HP.

KINGSTON engine lathe; 26" Swing X 90" Bed Length, Steady rests to 15.7" diameter, Taper attachment, Newall Digital Readout.

KINGSTON engine lathe; 17" Swing X 60" Bed Length, Steady rests to 6" diameter, Taper attachment, Newall Digital Readout.

BRIDGEPORT vertical mill; 9" X 49" Table, Power Feed, X & Y Newall Digital Readout.

### SUPPORT EQUIPMENT:

30-Ton Standard Press, Cummins (Floor Model) Drill Press, 4" Belt Sander, Baldor Tool Grinders, 7" Kalamazoo abrasive Cut-Off Saw, 225 Amp Miller Arc Welder, 10-1/2" (Model 1016) Wellsaw, Bead Blast Cabinet, Clark Forklift (5,000 lb.), Clark Rockwell Hardness Tester, (4) JIB Cranes, Vibration Deburring Cabinet, TechnoMark (Multi4 C Combo) Marking System.

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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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Alpine Partners Real Estate LLC	685165	kylef@alpinecre.net	281-627-0834
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Fischer	685165	kylef@alpinecre.net	281-627-0834
Designated Broker of Firm	License No.	Email	Phone
Kyle Fischer	685165	kylef@alpinecre.net	281-627-0834
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Franques	752469	mattf@alpinecre.net	936-689-2558
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](http://www.trec.texas.gov)

IABS 1-0

