

4003 CHANCE LN

ROSHARON, TX 77583

PROPERTY DESCRIPTION

Abel Property Group at KW Commercial is proud to exclusively list for lease this 12,000 SF warehouse in the Dalton Industrial Park. Located close to two main highways, Hwy 6 and Hwy 288, tenants can easily access the South and Southwest parts of of the Greater Houston and Brazoria County areas.



OFFERING SUMMARY

Lease Rate	Contact Broker
Lease Type	NNN
Available SF	12,000 SF
Lot Size	0.998 Acres
Year Built	2014
Mezzanine, Ceiling Height	34' x 60' 12'
Warehouse Ceiling Height	22'
Building Size	12,000 SF
Zoning	10-27-08 CJC
Market	Houston
Submarket	Pearland

PROPERTY HIGHLIGHTS

- Landlord is completing office buildout. Space will be available October 1 after buildout is complete.
- 7 offices, reception, copier/file room, 2 restrooms, conference room kitchen/breakroom in first floor office, 9' ceilings
- 2 offices and inventory storage space in second floor
- Approx. 9000sf of warehouse space contains:
 - Crane ready supports
 - 25' spans, 2 Big Ass Fans, 3 OHD - grade level 12x14, propane heating

CHRIS ABEL

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ABEL PROPERTY GROUP

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AXIO CASSED HOLE & WIRELINE



P.S.A. CONTROL VALVE REPAIR & CALIBRATION EQUIPMENT SPECIALIST



BRIGHTVIEW LANDSCAPING



TOMAX DRILLING TECHNOLOGY

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ATLAS AMERICAS



CHANCE LANE BUSINESSES

Address	Subject Property
4003	Subject Property
4010	Axio Casd Hole & Wireline
4019	Brightview Landscaping
4103	Tomax
4119	JC Auto Parts
4211 & 4219	Tidal Power
4302	Frontline Power Construction



Information About Brokerage Services

Texas law requires all real estate licensees 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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Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Landlord/Initials

Date