

FOR LEASE



CHAMPIONS BUSINESS PARK Industrial / Warehouse Space For Lease 13315-13333 Veterans Memorial Dr | Houston, TX 77014

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PROPERTY INFO

TANNER RD



PROPERTY HIGHLIGHTS

- Industrial/Office Warehouse Available
- Self Storage Available
- High Traffic Area off Veterans Memorial
- Convenient Access to Beltway 8 & I-45
- Surrounded by Established Neighborhoods
- Minutes from The Woodlands and Intercontinental Airport

PROPERTY DESCRIPTION

This expansive industrial property located at 13315-13333 Veterans Memorial Drive in Houston, Texas is now available for lease. With a total of 159,368 square feet of rentable space, this building offers ample room for businesses to grow and thrive. Boasting an array of features and amenities, this property is an excellent option for industrial, self-storage, or flex uses.

The building is expertly designed for maximum functionality, with high ceilings and a flexible layout that can accommodate a wide variety of businesses. The property includes ample loading docks and drive-in bays to accommodate the needs of logistics-oriented businesses, as well as plenty of parking and multiple entrances for convenient access.

This property also boasts a prime location in Houston, one of the largest and most dynamic cities in the United States. With easy access to major highways and transportation

routes, businesses located here can easily move products and goods to all parts of the country.

In short, this industrial property on Veterans Memorial Drive offers everything a growing business needs to succeed, with unbeatable location, functionality, and amenities. Don't miss out on the opportunity to lease this premier space today!

SPACE AVAILABILITY

UNIT	SF	RATE
13315-106	650 SF	\$7.00/sf (NNN)
13315-107	1,850 SF	\$7.00/sf (NNN)
13315-108	1,250 SF	\$7.00/sf (NNN)
13315-111	1,250 SF	\$7.00/sf (NNN)
13315-B202	2,000 SF	\$7.00/sf (NNN)
13315-B204	1,250 SF	\$7.00/sf (NNN)
13315-D403	1,250 SF	\$7.00/sf (NNN)
13315-D409	1,250 SF	\$7.00/sf (NNN)
13327-CB	1,250	\$7.00/sf (NNN)
13333-FB	937	\$7.00/sf (NNN)

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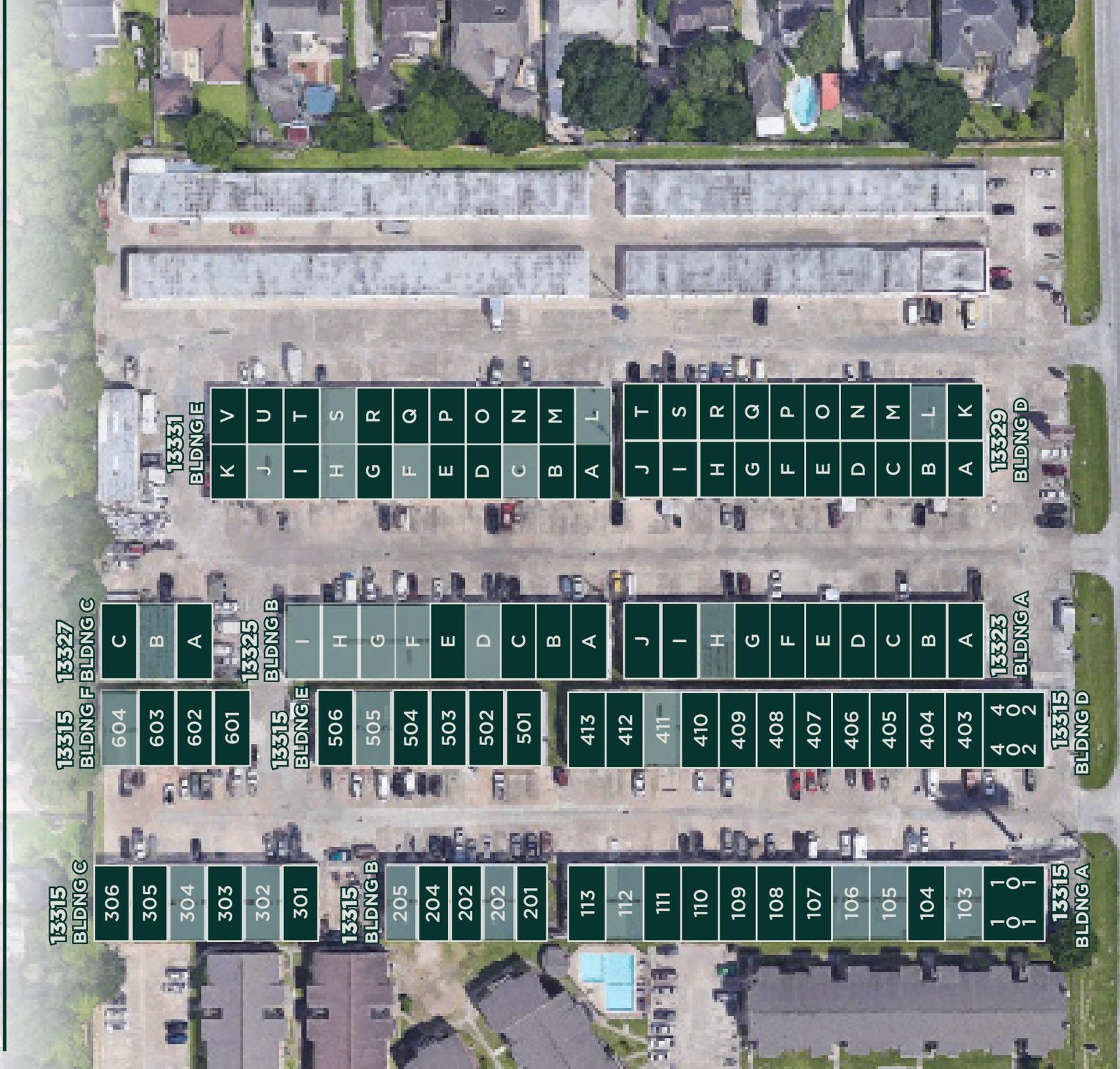
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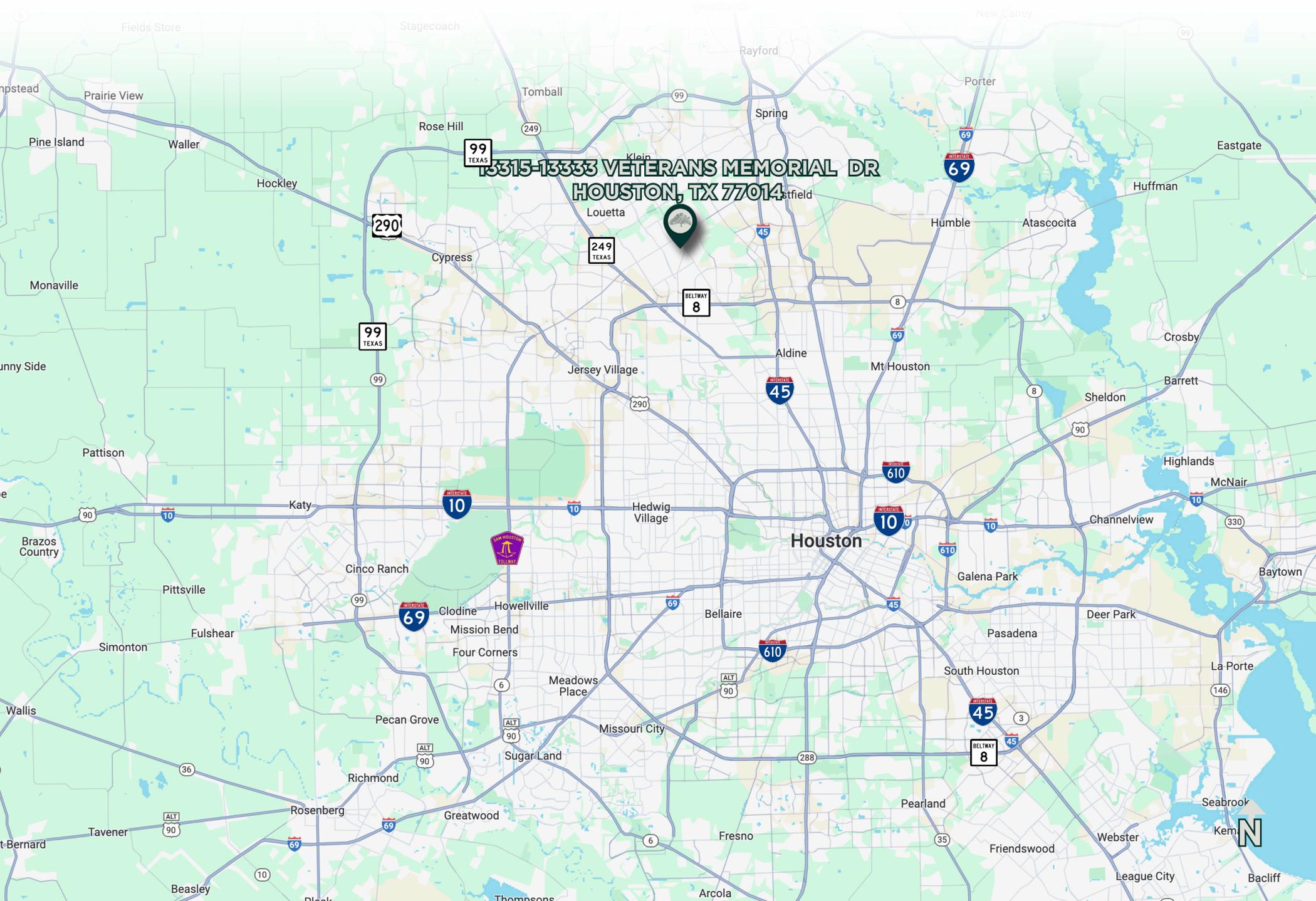
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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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;
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Ryan David Burnaman	718215	rburnaman@landparkco.com	(713) 292-3485
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____