

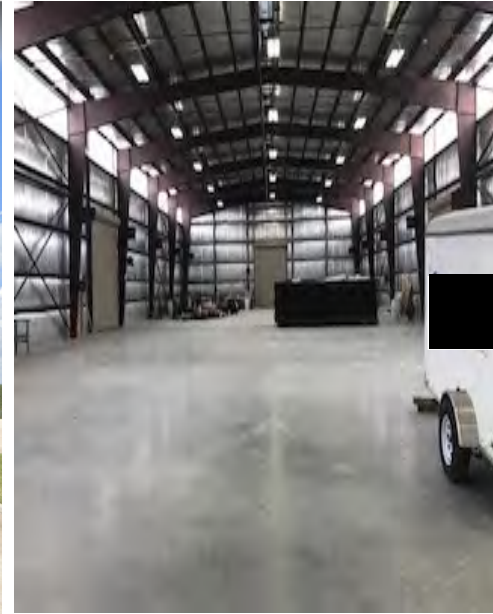
# PORT COMMERCE 72 ACRE BUSINESS PARK

FOR LEASE

± 24,200 SF OFFICE / WAREHOUSE  
± 4.7 acres

4458 GENOA RED BLUFF ROAD HOUSTON TX, 77059

**SMITH RAINES COMPANY**



## PROPERTY DESCRIPTION

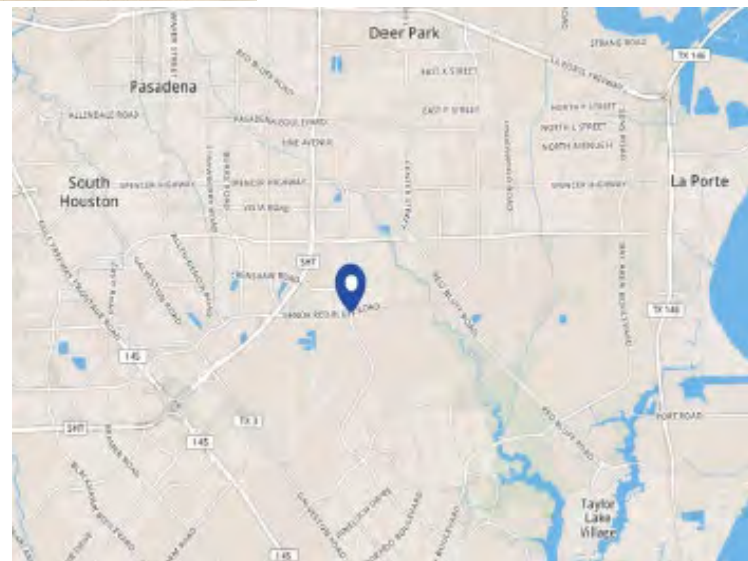
Tract Size: ± 4.7 acres

- Building Size: ± 24,200 SF
- Offices: ± 4,200 SF (See Floor Plan Attached)
- Oversized Fenced Lay Down Yard
- Warehouse / Shop: ± 20,000 Fully Insulated
- Eave Height: 28'
- Crane Ready: 20 Ton
- Grade Level Doors: 5 with Drive Thru Capability
- Off Site Detention

Lease Rate: \$.99PSF per month / NNN

OPEX: \$8,100 per month

**"Facility Still Feels New"**  
**NO HARVEY DAMAGE**



Location: Southeast Houston Quadrant, West of Bayport offering access to Major Arteries, Ports, Refineries, Beltway 8, Hwy 225, and Hwy 146.

**SMITH RAINES COMPANY**

**Carolyn Fincher, Broker**

**(o) 281.486.1400 / (c) 713.299.3192**

**smithraines@yahoo.com**

**1307 Bluebonnet Dr. Taylor Lake Village, TX 77586**

SMITH RAINES COMPNAV



EXTERIOR



WAREHOUSE



RECEPTION AREA



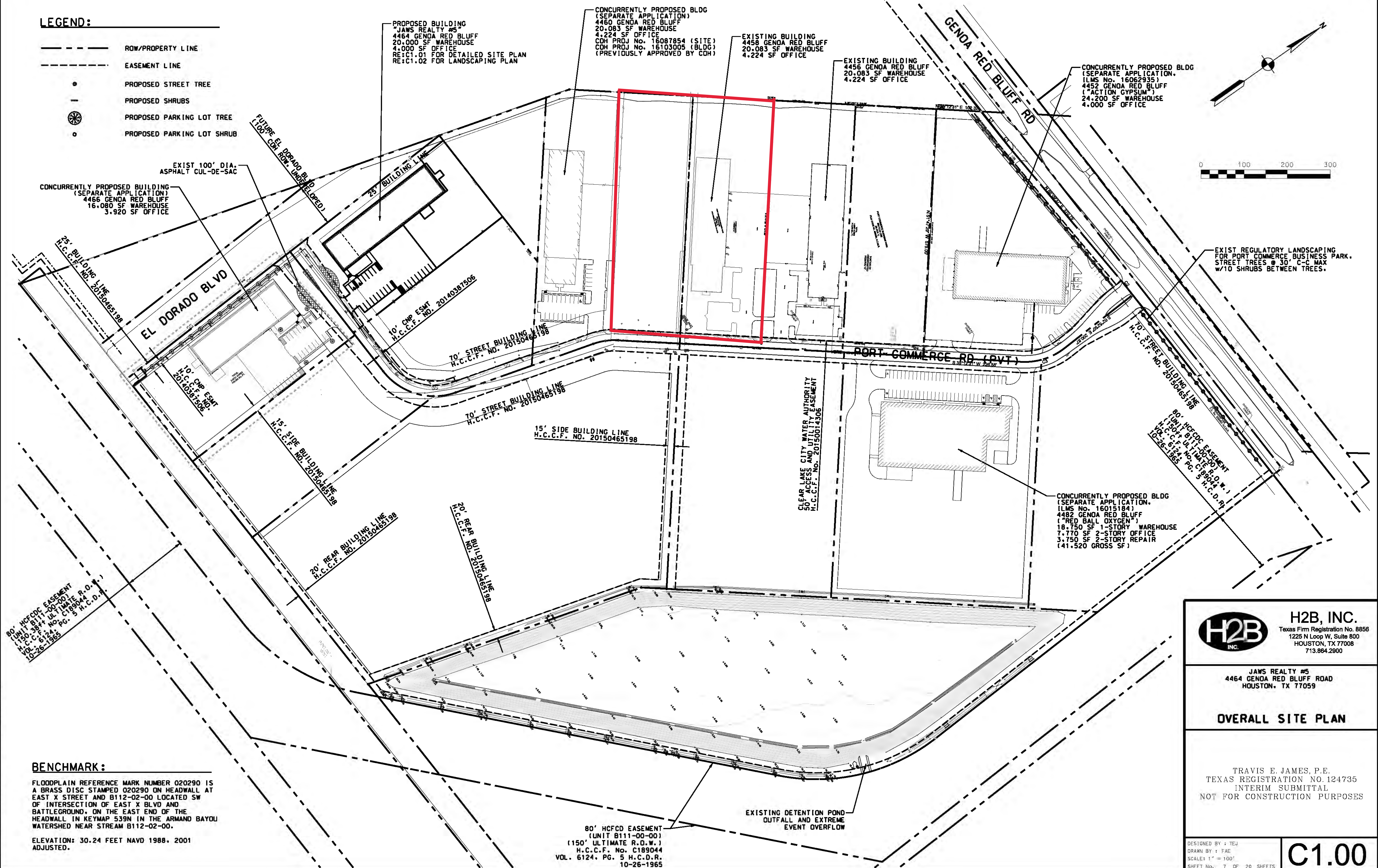
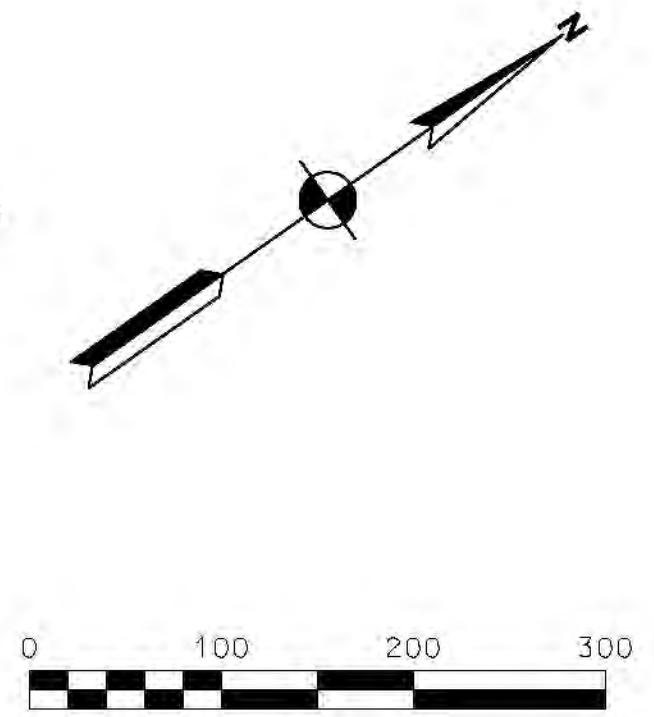
CUBICLE AREA



OFFICE

**LEGEND:**

- ROW/PROPERTY LINE
- - - EASEMENT LINE
- PROPOSED STREET TREE
- PROPOSED SHRUBS
- ⊙ PROPOSED PARKING LOT TREE
- PROPOSED PARKING LOT SHRUB



PROPOSED BUILDING  
JAWS REALTY #5  
4464 GENOA RED BLUFF  
20,000 SF WAREHOUSE  
4,000 SF OFFICE  
RE:C1.01 FOR DETAILED SITE PLAN  
RE:C1.02 FOR LANDSCAPING PLAN

CONCURRENTLY PROPOSED BLDG  
(SEPARATE APPLICATION)  
4460 GENOA RED BLUFF  
20,083 SF WAREHOUSE  
4,224 SF OFFICE  
CDH PROJ No. 16087854 (SITE)  
CDH PROJ No. 16103005 (BLDG)  
(PREVIOUSLY APPROVED BY CDH)

EXISTING BUILDING  
4458 GENOA RED BLUFF  
20,083 SF WAREHOUSE  
4,224 SF OFFICE

EXISTING BUILDING  
4456 GENOA RED BLUFF  
20,083 SF WAREHOUSE  
4,224 SF OFFICE

CONCURRENTLY PROPOSED BLDG  
(SEPARATE APPLICATION,  
ILMS No. 16062935)  
4452 GENOA RED BLUFF  
("ACTION CYP SUM")  
24,200 SF WAREHOUSE  
4,000 SF OFFICE

CONCURRENTLY PROPOSED BUILDING  
(SEPARATE APPLICATION)  
4466 GENOA RED BLUFF  
16,080 SF WAREHOUSE  
3,920 SF OFFICE

EXIST REGULATORY LANDSCAPING  
FOR PORT COMMERCE BUSINESS PARK.  
STREET TREES @ 30' C-C MAX  
w/10 SHRUBS BETWEEN TREES.

CONCURRENTLY PROPOSED BLDG  
(SEPARATE APPLICATION,  
ILMS No. 16015184)  
4482 GENOA RED BLUFF  
("RED BALL OXYGEN")  
18,750 SF 1-STORY WAREHOUSE  
7,770 SF 2-STORY OFFICE  
3,150 SF 2-STORY REPAIR  
(41,520 GROSS SF)


15' SIDE BUILDING LINE  
H.C.C.F. NO. 20150465198

CLEAR LAKE CITY WATER AUTHORITY  
50' ACCESS AND UTIL. EASEMENT  
H.C.C.F. No. 20150014906

80' HCFCO EASEMENT  
(UNIT B111-00-00)  
(150' ULTIMATE R.O.W.)  
H.C.C.F. No. C189044  
VOL. 6124, PG. 5 H.C.D.R.  
10-26-1965

EXISTING DETENTION POND  
OUTFALL AND EXTREME  
EVENT OVERFLOW

**BENCHMARK:**  
FLOODPLAIN REFERENCE MARK NUMBER 020290 IS  
A BRASS DISC STAMPED 020290 ON HEADWALL AT  
EAST X STREET AND B112-02-00 LOCATED SW  
OF INTERSECTION OF EAST X BLVD AND  
BATTLEGROUND, ON THE EAST END OF THE  
HEADWALL IN KEYMAP 539N IN THE ARMAND BAYOU  
WATERSHED NEAR STREAM B112-02-00.  
ELEVATION: 30.24 FEET NAVD 1988, 2001  
ADJUSTED.



**H2B, INC.**  
Texas Firm Registration No. 8856  
1225 N Loop W, Suite 800  
HOUSTON, TX 77008  
713.864.2900

JAWS REALTY #5  
4464 GENOA RED BLUFF ROAD  
HOUSTON, TX 77059

**OVERALL SITE PLAN**

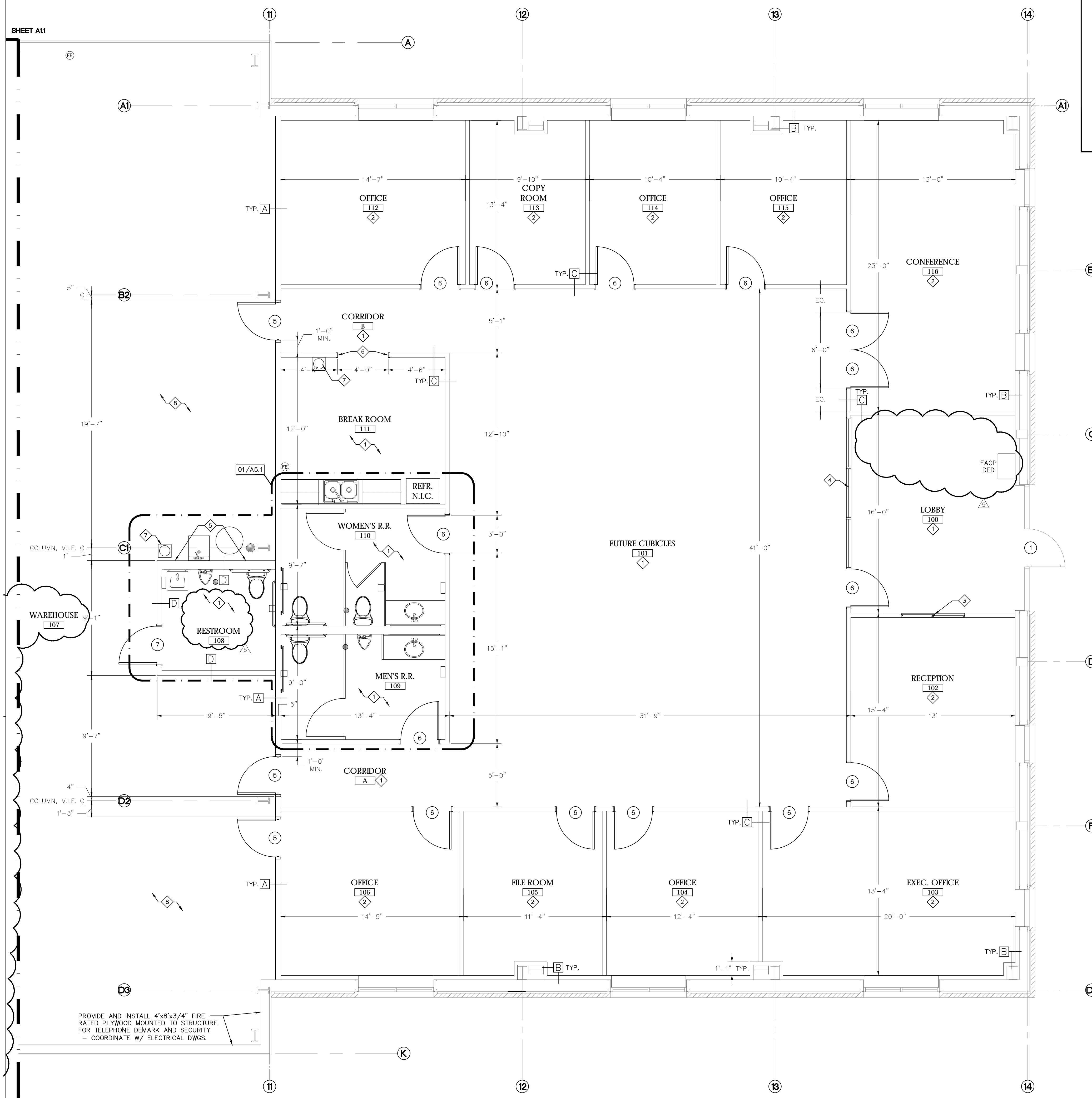
TRAVIS E. JAMES, P.E.  
TEXAS REGISTRATION NO. 124735  
INTERIM SUBMITTAL  
NOT FOR CONSTRUCTION PURPOSES

DESIGNED BY: TEJ  
DRAWN BY: FAE  
SCALE: 1" = 100'  
SHEET No. 7 OF 20 SHEETS

C1.00

User: TravisJames  
 Plotted On: 3/7/2017 3:30:54 PM  
 Path: \\server\projects\165448\Genoa Red Bluff\CDH\PCBP\_Overall\_Plan.dwg  
 Plotter: HP DesignJet 5000 Series

SHEET A11



PROVIDE AND INSTALL 4"x8"x3/4" FIRE RATED PLYWOOD MOUNTED TO STRUCTURE FOR TELEPHONE DEMARK AND SECURITY - COORDINATE W/ ELECTRICAL DWGS.

FLOOR PLAN - OFFICE

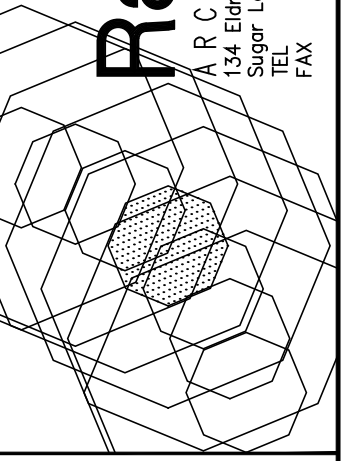
SCALE: 1/4" = 1'-0" 01

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RADIAN ARCHITECTURE AND SHALL REMAIN THE PROPERTY OF RADIAN ARCHITECTURE. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN APPROVAL OF RADIAN ARCHITECTURE, 14 HEDGECOCK BLVD., SUITE A, SUGAR LAND, TX 77478. PHONE: (713) 814-0907.

**OSBURN CONTRACTING**  
 4458 GENOA RED BLUFF RD.  
 HOUSTON, TEXAS 77059

NO.	DESCRIPTION	DATE
1	75% CD	09.22.15
2	FOR REVIEW	09.30.15
3	100% CD	10.20.15
4	PERMIT	10.27.15
Δ	CITY COMMENTS	12.02.15

**Radian**  
 ARCHITECTURE  
 14 HEDGECOCK BLVD., SUITE A  
 SUGAR LAND, TEXAS 77478  
 TEL: (713) 833-0507  
 FAX: (713) 833-0512



10-20-15  
 REGISTERED ARCHITECT  
 STATE OF TEXAS  
 10326

Project No. 1501.27  
 Date 09/02/15  
 Drawn by GV  
 Checked by NL

Sheet No.  
**A1.2**  
 OFFICE FLOOR PLAN



# 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:
  - 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.

Carolyn S. Fincher dba Smith Raines Company	264787	SmithRaines@yahoo.com	281-486-1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carolyn S. Fincher	264787	SmithRaines@yahoo.com	713-299-3192
Designated Broker of Firm	License No.	Email	Phone
LeDon Wissner	458007	LeDonWissner@gmail.com	832-818-5092
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Candace Jones	406228	Candace.Jones@live.com	214-938-4409
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date