FOR SALE OR LEASE

SWC Rothway Street and Beeman Way, Houston, Texas 77040 ±56,784 SF Rear Load Building in West By Northwest Business Park

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NEW CONSTRUCTION

CLASS "A" REAR LOAD DISTRIBUTION BUILDING

- ESTIMATED COMPLETION Q4 2024
- SALE PRICE/LEASE RATE: CONTACT BROKER

TRAVIS LAND, SIOR PARTNER

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BRAEDON EMDE ASSOCIATE

ALISHA RENSHAW

SENIOR ACCOUNT MANAGER

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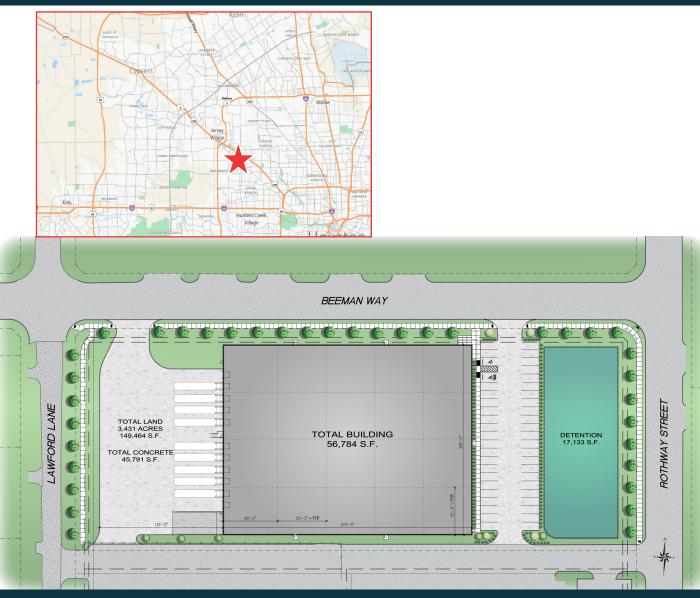
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PROPERTY FEATURES

- ±56,784 SF building
- Office to Suit
- ±3.431 acres of land
- Rear load configuration
- Concrete tiltwall construction
- 32' clear height
- 3 phase, 480 volt, 800 amp power
- Eleven (11) dock high doors
- Two (2) ramps
- ESFR sprinkler system
- Excellent in fill location with close proximity to Highway 290 and Hempstead Highway

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Buyer/Tena	I ravis Land Sales Agent/Associate's Name	Licensed Supervisor of Sales Agent/ Associate	Travis Land	Jon SIIDerman	Licensed Broker /Broker Firm Name or Primary Assumed Business Name	PCR Brokerage Houston, LLC dba Partners	 TO AVOID DISPUTES, ALL AGREEMENTS BE The broker's duties and responsibilities Who will pay the broker for services provided the broker for services provided the broken's services. Please ack 	AS SUBAGENT: A license holder acts as a buyer. A subagent can assist the buyer but	 underlined print, set forth the broker's obligations as an intermediary. A broker who a Must treat all parties to the transaction impartially and fairly; May, with the parties' written consent, appoint a different license holder asso buyer) to communicate with, provide opinions and advice to, and carry out the ii o that the owner will accept a price less than the written asking price; any confidential information or any other information that a party specifically act to do so by law. 	AS AGENT FOR BOTH - INTERMEDIARY: To agreement of <i>each party</i> to the transaction.	AS AGENT FOR BUYER/TENANT: The brok written representation agreement. A buyer material information about the property or seller's agent.	AS AGENT FOR OWNER (SELLER/LANDLORD): owner, usually in a written listing to sell or pro duties above and must inform the owner of any information disclosed to the agent or subagent k	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the brok 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 b' 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. 	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b 	Info TREEC TEXA BEAL ESTATE COMMISSION
Buyer/Tenant/Seller/Landlord Initials	License No.		, <u> </u>	License No.	License No.	9	TWEEN YOU AND A so you, and your o provided to you, who this notice is beir nowledge receipt of	subagent when aid does not represent	gations as an interm on impartially and fi- nt, appoint a differ ed in writing to do se ed in writing to do se less than the writte orice greater than th any other informa by law.	To act as an inter on. The written agre	er becomes the bu 's agent must perfo transaction known	PRD): The broker r property manager of any material info gent by the buyer or	ty in a real estat	BY LAW (A client is Il others, including t mation about the p sent any offer to or action honestly and	rage activities, incluy y a broker and wor	rmation Al all real estate lice services to prospe
rd Initials Date	travis.iand@partnersrealestate.com Email	Email	travis.land@partnersrealestate.com	jon.siiberman@partnersreaiestate.com Email) Email	licensing@partnersrealestate.com	 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. 	AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreem buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the ow	 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 buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party o 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 disclose, unless required to do so by law. 	To act as an intermediary between the parties the broker must first obtain the written m. The written agreement must state who will pay the broker and, in conspicuous bold or	AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the written representation agreement. A buyer's agent must perform the broker's minimum duties above and mus material information about the property or transaction known by the agent, including information disclosed to seller's agent.	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.	FE TRANSACTION:	 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. 	S OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsorec A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	Information About Brokerage Services Texas law requires all real estate license holders to give the following informatio brokerage services to prospective buyers, tenants, sellers and landlords.
	Phone	Phone Phone	713-629-0500	Phone		713-629-0500	Y ESTABLISH: will be calculated. ot create an obligation for ords.	eement to represent the e owner first.	y: ker to each party (owner and arty to the transaction. broker in writing not to	must first obtain the written r and, in conspicuous bold or	t the buyer, usually through a must inform the buyer of any d to the agent by the seller or	agent through an agreement with the ent must perform the broker's minimum ransaction known by the agent, including			ored by the broker.	ation about

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov