

BRITTMOORE BUSINESS PARK

1505 BRITTMOORE RD, HOUSTON, TX 77043

± 54,600 SF INCOME-PRODUCING OWNER/USER INDUSTRIAL PROPERTY ON 4.11 AC



PROPERTY INFORMATION

TOTAL PROPERTY SF: +/- 54,600 SF

TOTAL OFFICE SF: +/- 11,540 SF

TOTAL LAND: +/- 4.11 AC

INVESTMENT HIGHLIGHTS

- MTM Suites for Immediate Expansion Needs
- Low WALT Provides Flexible Growth Options for New Ownership
- +/- 225 FT Frontage on Brittmoore Rd
- Immediate Access to Beltway 8 & I-10

PROPERTY HIGHLIGHTS

Building 1:

- +/- 7,000 SF Warehouse
- +/- 4,800 SF Office
- Power: 480 V, 3 Phase
- Four (4) 12' x 14' Grade Level Doors
- Wash Bay 22' x 50'
- 18' Eave Height

Building 2:

- +/- 4,800 SF Warehouse
- Two (2) 11' x 10' Grade Level Doors
- One (1) 16' x 16' Grade Level Door
- Clear Height 13' - 17'

Building 3:

- Six Partitioned Suites
- Power: 480V, 3 Phase
- +/- 31,260 SF Warehouse
- +/- 6,740 SF Office
- 20' Height
- One (1) 12' x 10' Grade Level Door
- Nine (9) 16' x 10' Grade Level Doors
- Six (6) 20' x 16' Grade Level Doors

FOR MORE INFORMATION

Stephen Ghedi

sghedi@moodyrambinint.com
713.773.5528

Lawton Anderson

landerson@moodyrambinint.com
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BUILDOUT DESCRIPTION

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE SF
1505	16,600 SF	11,800 SF	4,800 SF
1505 B-1	10,000 SF	8,000 SF	2,000 SF
1509-1	2,000 SF	2,000 SF	0 SF
1507	6,000 SF	5,250 SF	750 SF
1509-2	10,000 SF	7,600 SF	2,400 SF
1511	3,120 SF	2,730 SF	390 SF
1513	6,880 SF	5,680 SF	1,200 SF

Suite	Tenant	SF Rentable	Vacant SF	Lease Commence	Lease End
1505	VACANT	-	16,600	-	-
1505 B-1	CDR	10,000	-	1-Dec-21	30-Nov-24
1509-1	HUNTER	2,000	-	1-Jun-13	MTM
1507	ANTIQUÉ STONE	6,000	-	1-Jan-17	MTM
1509-2	AUTOHELPERS	10,000	-	1-Jun-22	30-Jun-25
1511	DAVID CANITZ	3,120	-	1-Aug-20	MTM
1513	PANTHER CONCRETE	6,880	-	1-Jan-19	MTM
Subtotal Occ. SF & Current Rent		38,000			
Subtotal Vacant SF at Market Rent			16,600		
Cumulative SF & Scheduled Gross Rent		54,600			

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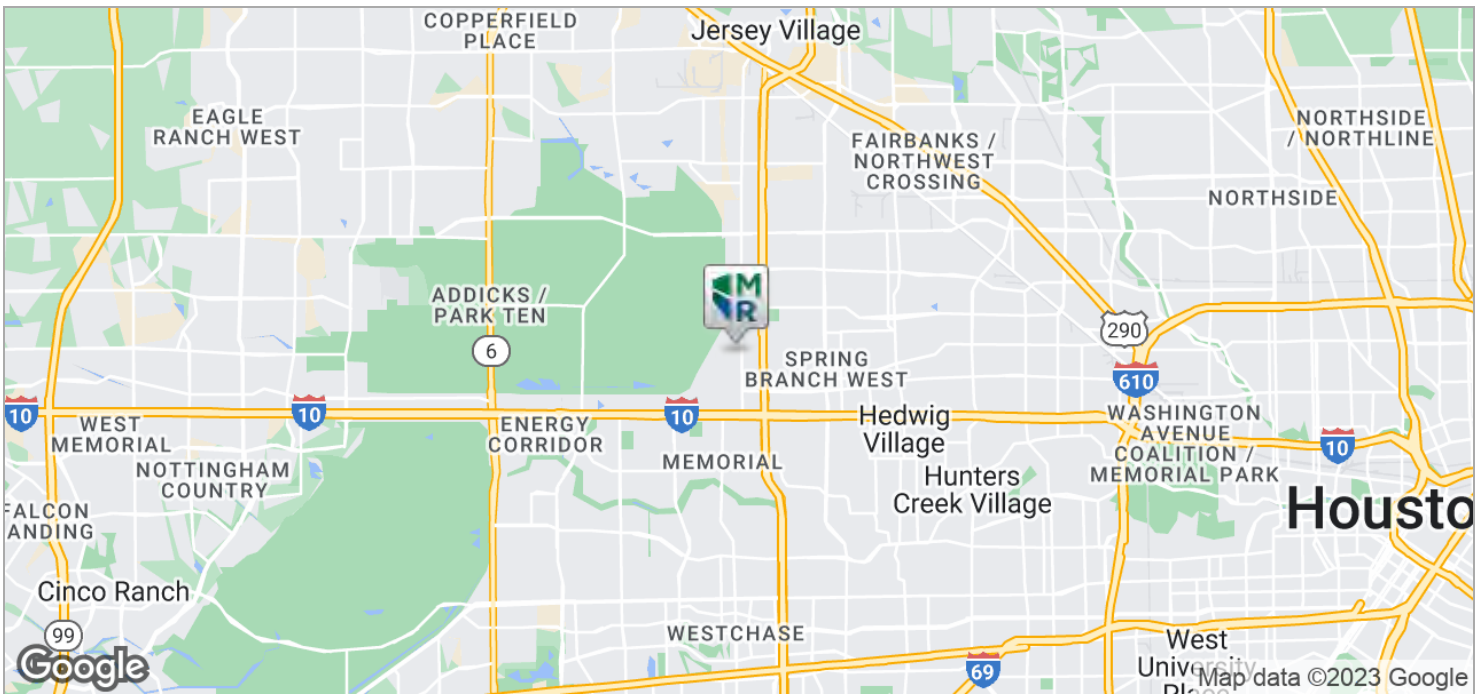


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date