

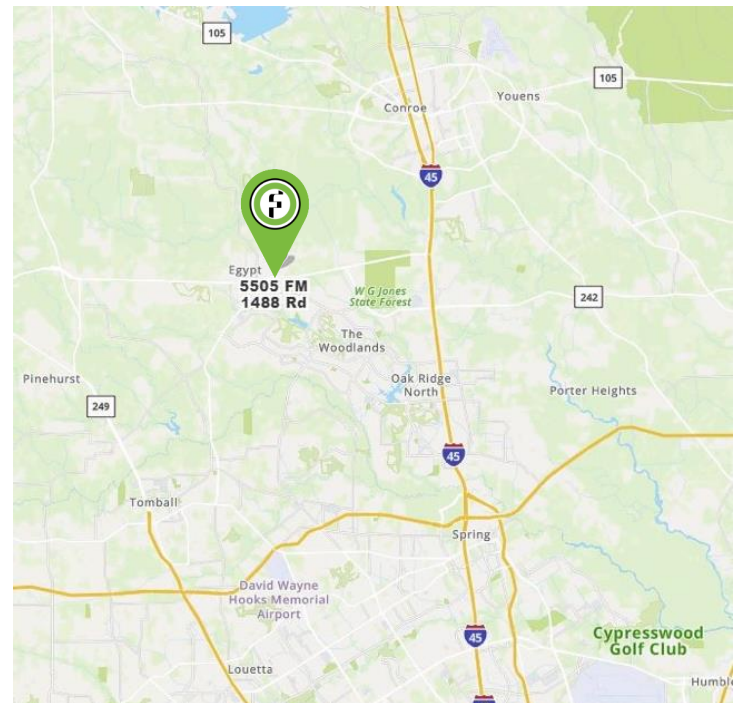
Flex Warehouse Space for Lease

5517 – 5523 FM 1488, Magnolia, TX 77354



Property Details

- 30,000 SF flex warehouses, 2 available suites:
2,050sf SHELL, 1,950sf 2nd GENERATION
- Available for lease immediately
- Clear Height 23-27', 3-Phase Electrical(480 volts)
- Base Rent + NNNs
- Great property for commercial business
- Exceptional Location, FM1488 near FM2978
- Parking Ratio: 3 per Suite



Sean Smith

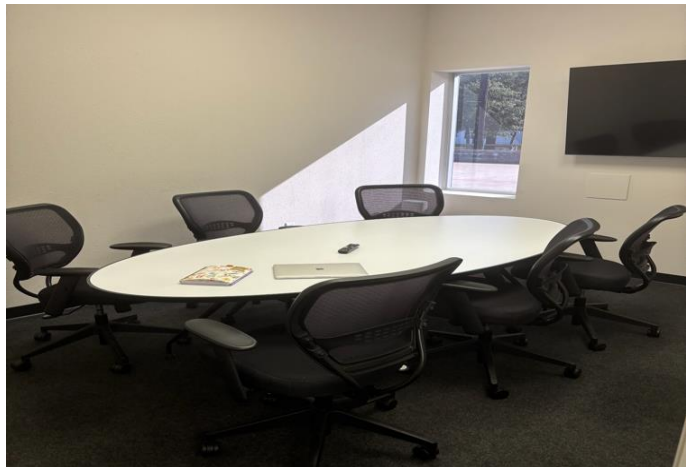
Broker Associate
281-466-2880 X3

sean@foldetta.com



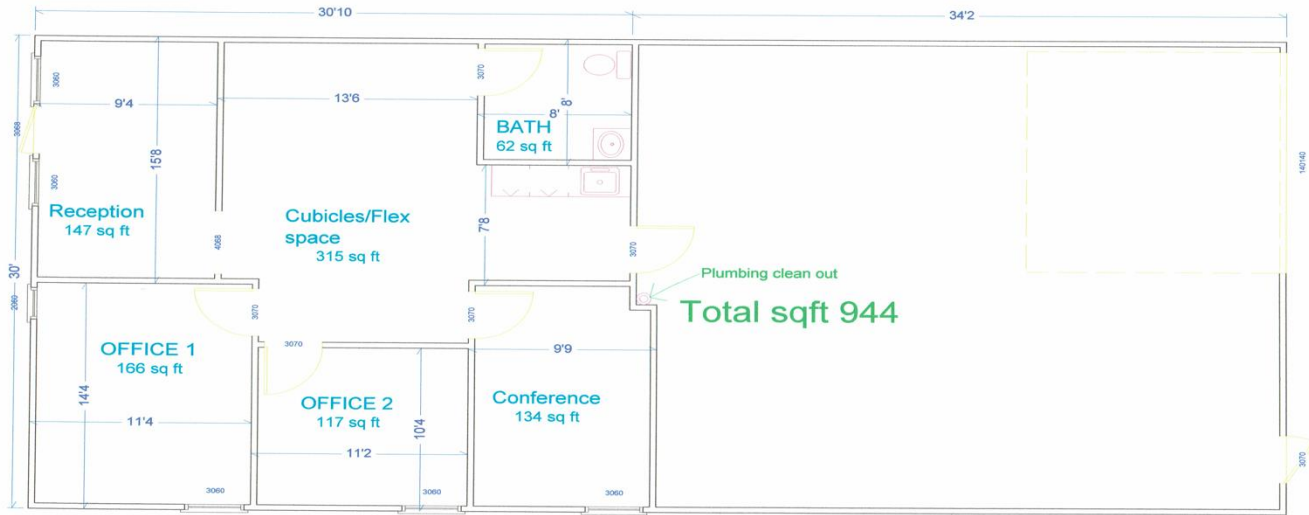
Flex Warehouse Space for Lease

5517 – 5523 FM 1488, Magnolia, TX 77354



Flex Warehouse Space for Lease

5517 – 5523 FM 1488, Magnolia, TX 77354



Suite E Upgrades

- Reception, 2 Offices, Conference Room and Bullpen
- Coffee bar w/ sink
- AT&T Fiber Internet (speeds up to 1 gig)
- Furniture/TV & mini fridge can be negotiated to remain



Sean Smith

Broker Associate
281-466-2880 X3

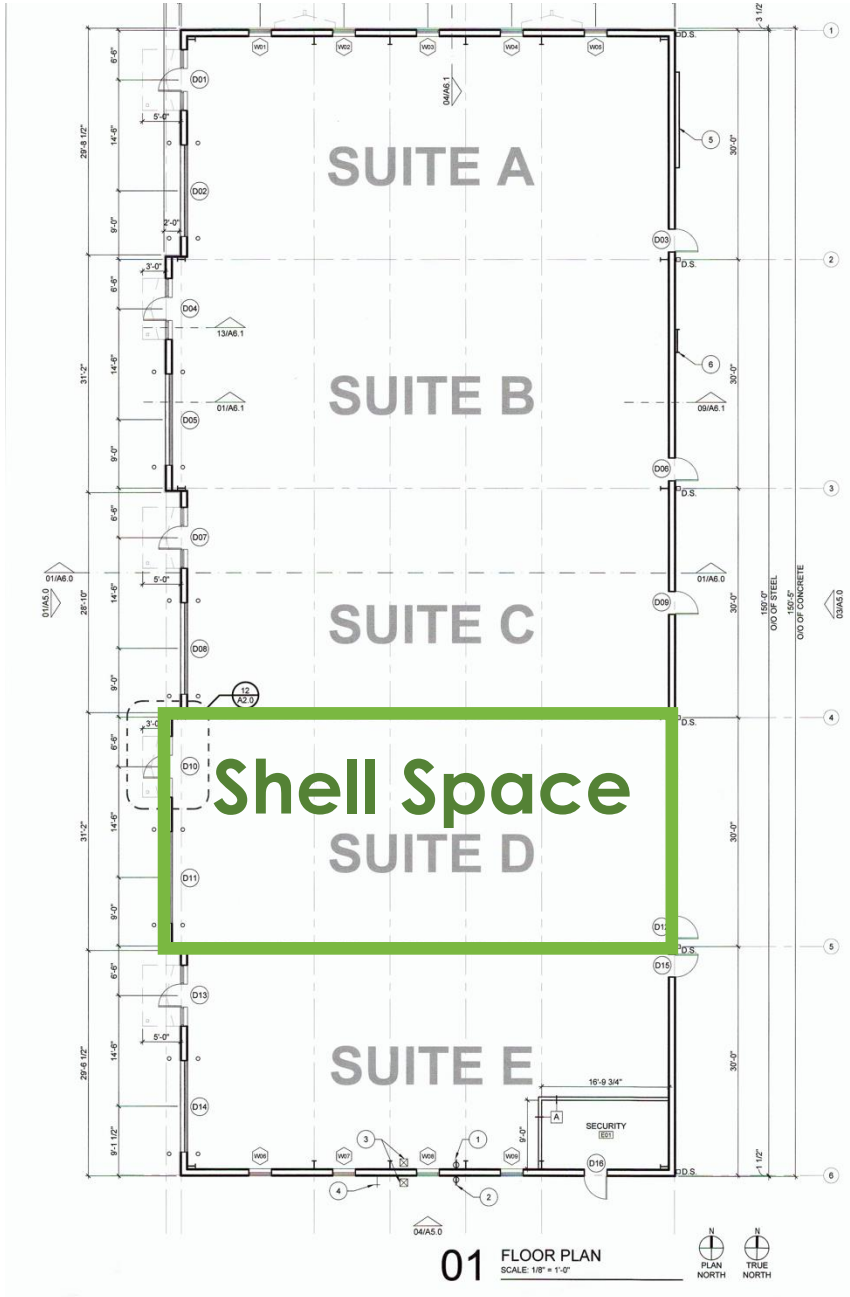
sean@foldetta.com



Flex Warehouse Space for Lease

5517 – 5523 FM 1488, Magnolia, TX 77354

Building 5517 FM 1488



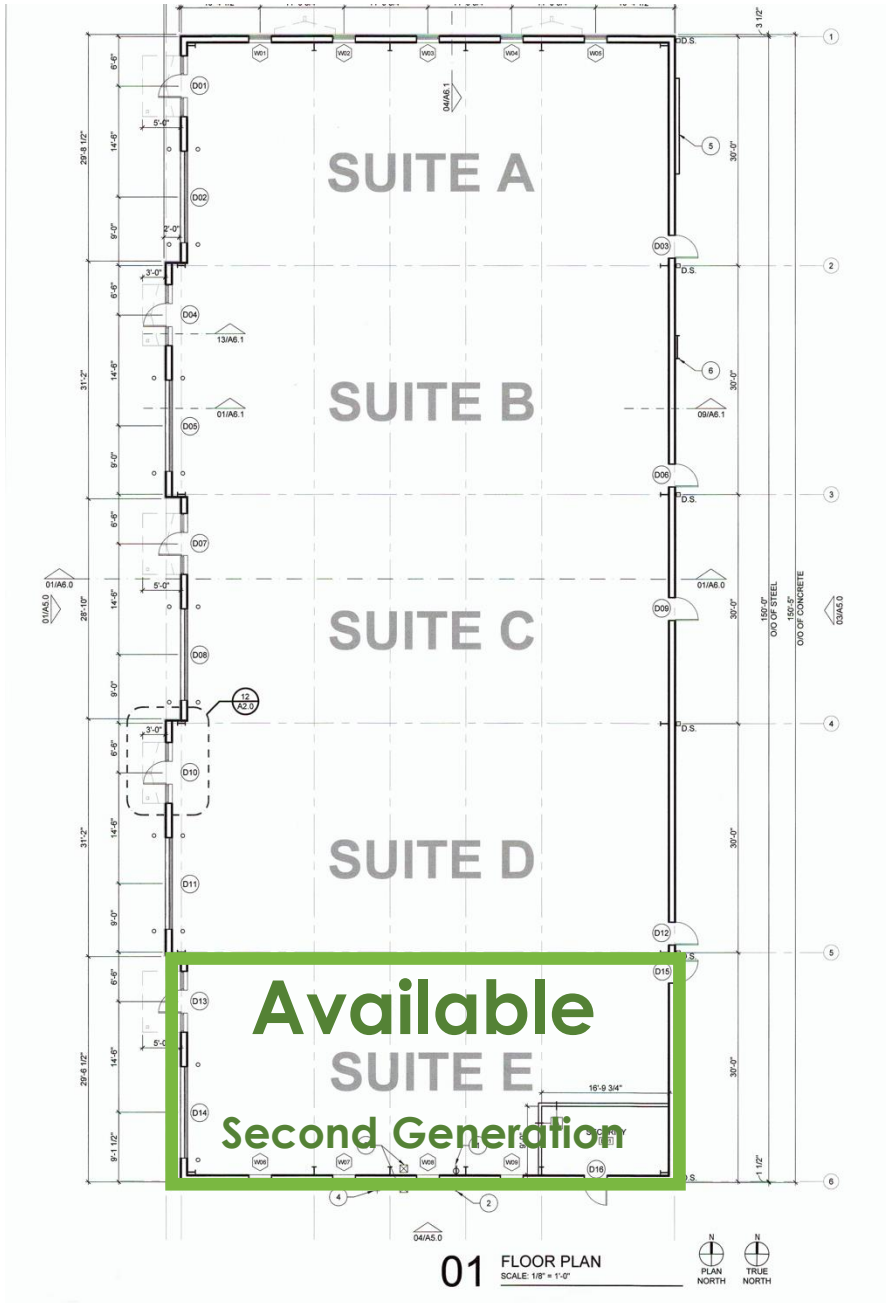
Sean Smith
Broker Associate
281-466-2880 X3
sean@foldetta.com



Flex Warehouse Space for Lease

5517 – 5523 FM 1488, Magnolia, TX 77354

Building 5523 FM 1488



Sean Smith

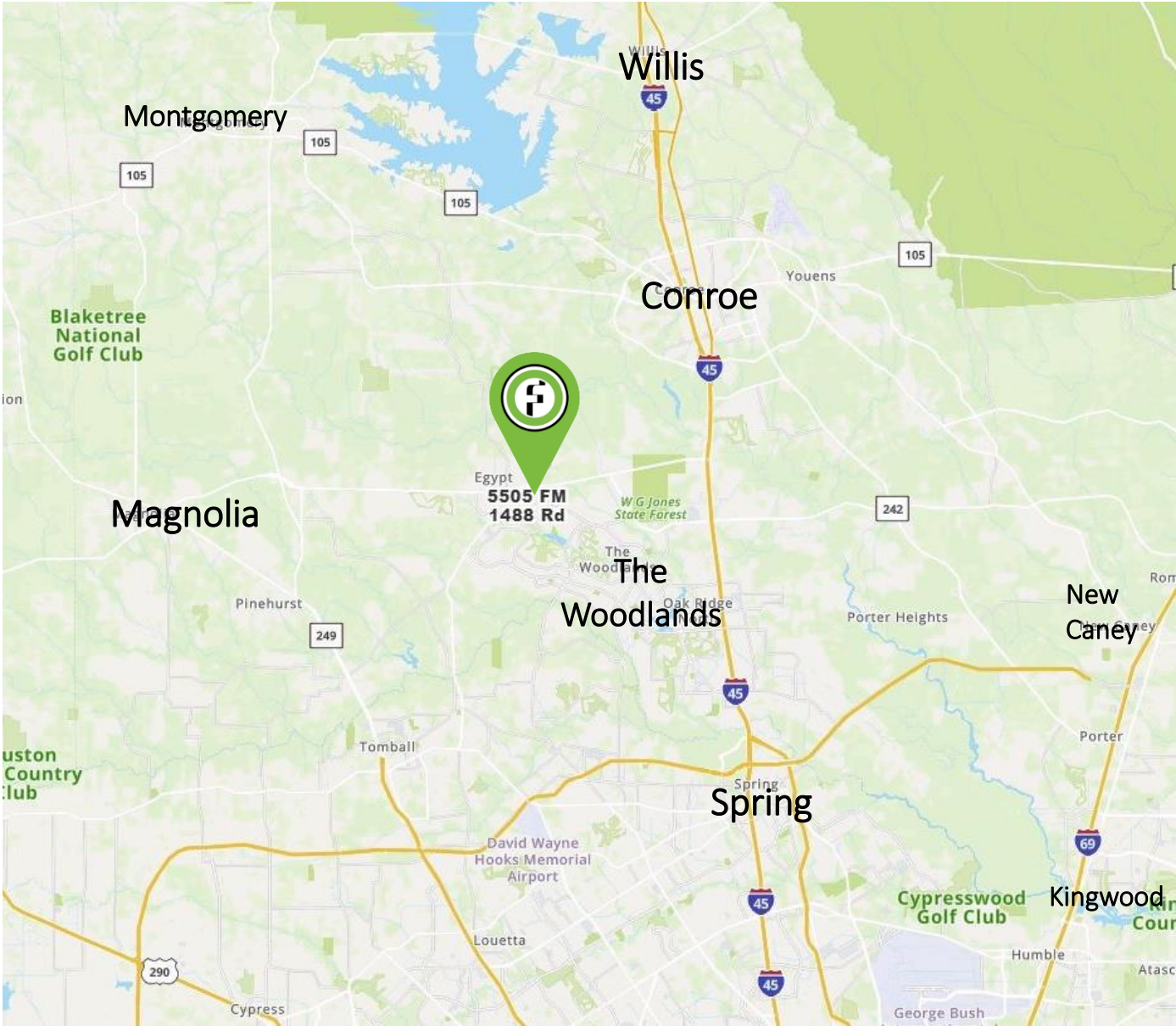
Broker Associate
281-466-2880 X3

sean@foldetta.com



Flex Warehouse Space for Lease

5517 – 5523 FM 1488, Magnolia, TX 77354



Sean Smith

Broker Associate
281-466-2880 X3

sean@foldetta.com



Flex Warehouse Space for Lease

5517 – 5523 FM 1488, Magnolia, TX 77354

11/2/2015



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.

<u>Foldetta Commercial</u>	<u>559790</u>	<u>ross@foldetta.com</u>	<u>(281)466-2880 X1</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ross Foldetta</u>	<u>514192</u>	<u>ross@foldetta.com</u>	<u>(281)466-2880 X1</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sean Smith</u>	<u>681548</u>	<u>sean@foldetta.com</u>	<u>(281)466-2880 x3</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Foldetta Commercial, 1544 Sawdust Road, Suite 190 The Woodlands TX 77380
Ross Foldetta

Phone: (281)466-2880

Fax: (281)844-6568

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

