



IOS FOR SALE
OR LEASE

100% FULLY LEASED
NNN THROUGH
11/30/2026
CALL BROKER FOR NOI

14,000 SF ON
1.25 ACRES

416 & 412 BLUE BELL RD & 9936 SWEETWATER LN

C.E. "Trey" Erwin III, MBA, SIOR
Executive Vice President

 **713.805.4737**
 treyerwin@nairl.com

Josh Carl
Vice President

 **832.992.6785**
 jcarl@nairl.com

NAI Robert Lynn / Industrial

2550 N. Loop West, Suite 265
Houston, TX 77092
nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

BUILDING ONE

*Refrigerated/Cold Storage/Distribution Warehouse
10,000 SF*

- $\pm 7,400$ SF of Frozen and Refrigerated Space / Clear Height 14'-20'
- Pallet Racking in Place
- Multiple Temperature Zone (5) Capability with Temperature-Monitoring Alarm System
- Temperature Range Capable -20° to 50°
- (3) Dock-High Doors (two manual dock levelers)
- $\pm 1,700$ SF of Dry Storage; Clear Height 25'
- Refrigerated Dock
- Trailer Parking/Fully Fenced/Secured with Alarm and Automatic Gate
- 1,200-amp / 480V / 3-phase
- Year Built 2008, Upgraded 2014, 2019 & 2020

For More Information Call Broker



C.E. "Trey" Erwin III, MBA, SIOR
Executive Vice President

 **713.805.4737**
 treyerwin@nairl.com

Josh Carl
Vice President

 **832.992.6785**
 jcarl@nairl.com

2550 N. Loop West, Suite 265
Houston, TX 77092
nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

BUILDING TWO

Office/Warehouse

4,000 SF

- $\pm 1,600$ SF Office Space
- $\pm 2,400$ SF Dry Storage Clear Height 12'-14'
- 1 Dock Door, Grade Level

For More Information Call Broker



C.E. "Trey" Erwin III, MBA, SIOR
Executive Vice President

 **713.805.4737**
 treyerwin@nairl.com

Josh Carl
Vice President

 **832.992.6785**
 jcarl@nairl.com

2550 N. Loop West, Suite 265
Houston, TX 77092
nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

COLD STORAGE WAREHOUSE DETAILS

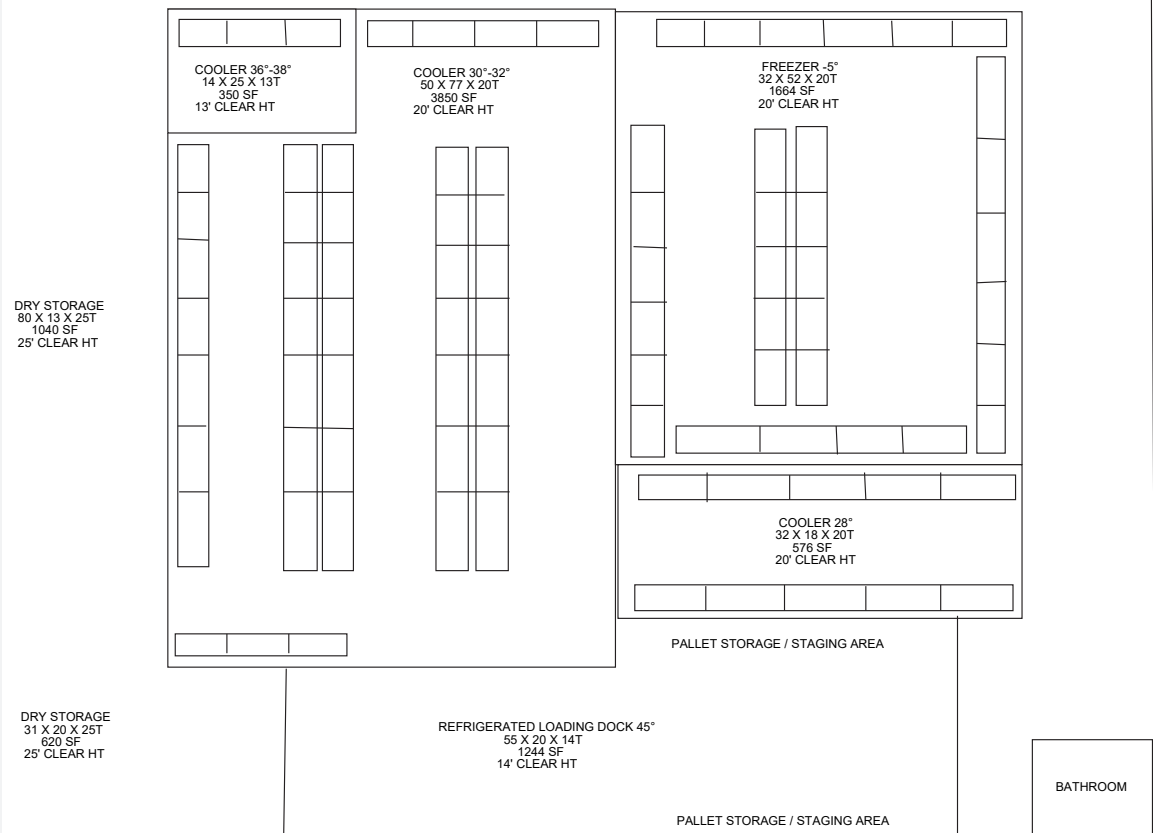
Dimensions and Temperatures

- ±1,664 SF Freezer (32 x 52 x 20T)
Current Temperature: -5°
- ±3,850 SF Cooler #1 (50 x 77 x 20T)
Current Temperature: 30°-33°
- ±576 SF Cooler #2 (32 x 18 x 20T)
Current Temperature: 28°
- ±350 SF Cooler #3 (14 x 25 x 13T)
Current Temperature: 36°-38°
- ±1,244 SF Refrigerated Dock/Pallet Staging/
Pallet Storage (55 x 20 x 14T) Temperature 45°

For More Information Call Broker

COLD STORAGE WAREHOUSE

Floor Plan



C.E. "Trey" Erwin III, MBA, SIOR
Executive Vice President

713.805.4737

treyerwin@nairl.com

Josh Carl
Vice President

832.992.6785

jcarl@nairl.com

2550 N. Loop West, Suite 265
Houston, TX 77092
nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



C.E. "Trey" Erwin III, MBA, SIOR
Executive Vice President

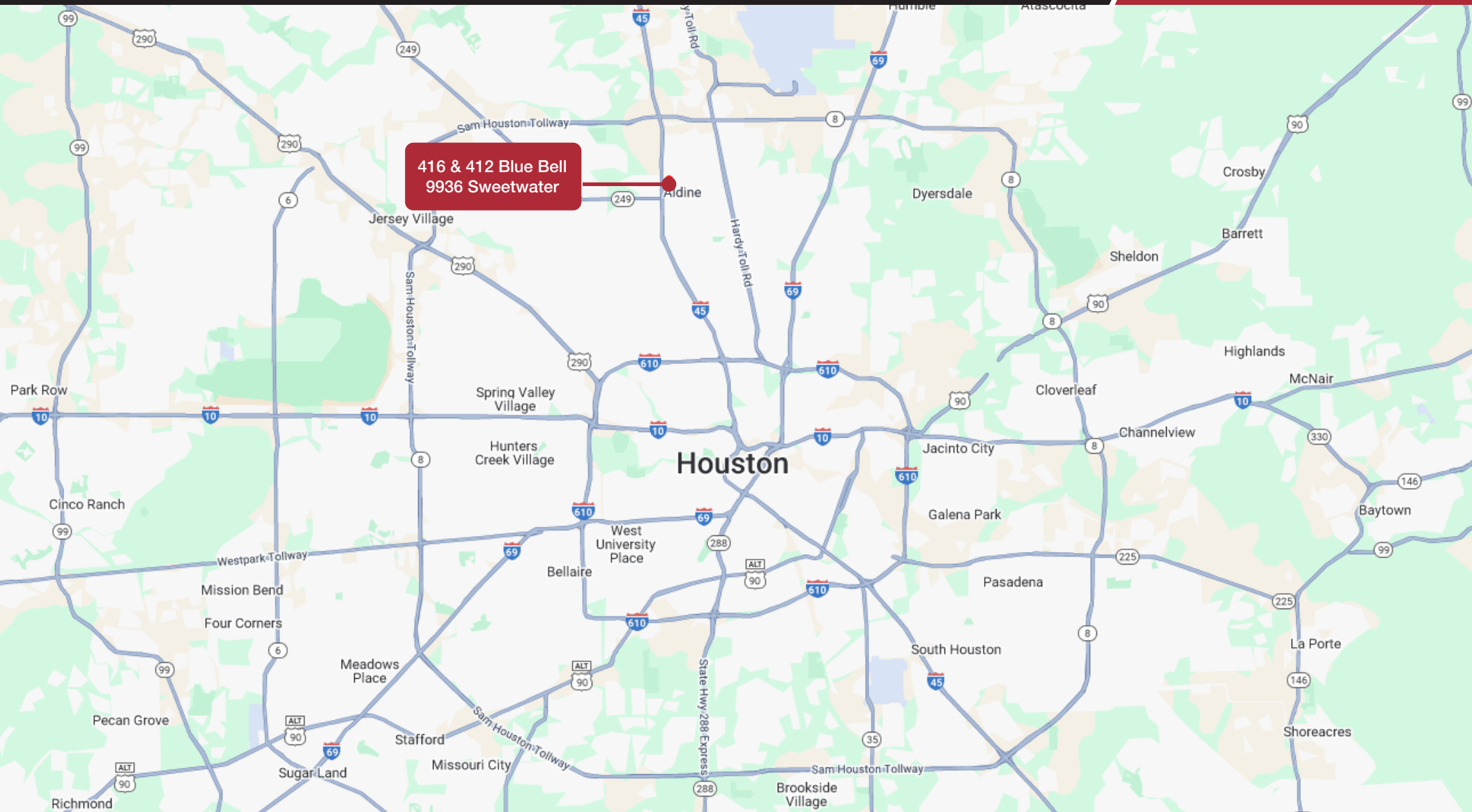
 **713.805.4737**
 treyerwin@nairl.com

Josh Carl
Vice President

 **832.992.6785**
 jcarl@nairl.com

2550 N. Loop West, Suite 265
Houston, TX 77092
nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



C.E. "Trey" Erwin III, MBA, SIOR

Executive Vice President

 **713.805.4737**

 treyerwin@nairl.com

Josh Carl

Vice President

 **832.992.6785**

 jcarl@nairl.com

2550 N. Loop West, Suite 265

Houston, TX 77092

nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

BUILDING ONE PHOTOS



C.E. "Trey" Erwin III, MBA, SIOR
Executive Vice President

 **713.805.4737**
 treyerwin@nairl.com

Josh Carl
Vice President

 **832.992.6785**
 jcarl@nairl.com

2550 N. Loop West, Suite 265
Houston, TX 77092
nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

BUILDING TWO PHOTOS



C.E. "Trey" Erwin III, MBA, SIOR
Executive Vice President

 **713.805.4737**
 treyerwin@nairl.com

Josh Carl
Vice President

 **832.992.6785**
 jcarl@nairl.com

2550 N. Loop West, Suite 265
Houston, TX 77092
nairl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY SUMMARY

Commercial Cold Storage and Distribution facility with $\pm 7,400$ SF of refrigerated space 100% fully leased NNN through 11/30/2026. Built in 2008 and upgraded in 2014, 2019 & 2020. This facility consists of 3 Adjacent properties with a total of $\pm 54,593$ SF (1.25AC) of land and two (2) buildings totaling $\pm 14,000$ SF.

Building (A) is a $\pm 10,000$ SF facility with $\pm 7,400$ SF of refrigerated space built with 5" IMP panels designed to maintain temperatures from -20° to 50° . Pallet racking is installed and currently set up to handle ± 300 pallets. Clear height 14'-20'. Additional $\pm 1,700$ SF of Dry Storage clear height 25'. The site has a refrigerated dock, (3) dock-high doors with 2 manual dock levelers and a (4) Zone temperature-monitoring alarm system.

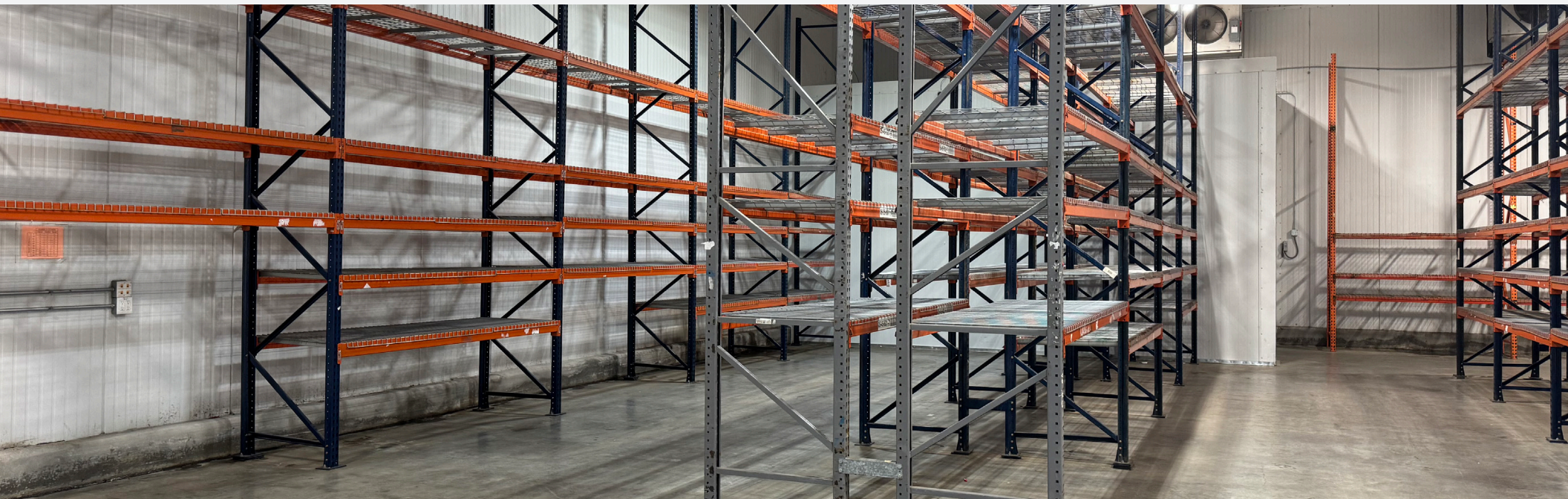
The current tenant has (5) separate temperature-controlled rooms to handle their specific product's needs. The layout offers the ability to change the rooms' temperature per tenant or owners' needs.

Building (B) is $\pm 4,000$ SF offering $\pm 1,600$ of office and $\pm 2,400$ SF of dry storage clear height 12'-14'.

The property is fully fenced and both buildings and truck parking are secured by alarm system with motion/laser beams for parking lot and truck security.

The current tenant occupies buildings A & B on two (2) adjacent parcels of land.

The third (3) adjacent parcel of land is owner-occupied but was recently cleared and turned into truck parking. Not part of tenant's lease but will be added to future lease for consideration.





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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Nick Peterson, SIOR	606463	npeterson@nairl.com	281-595-0123
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
C.E. "Trey" Erwin, III, SIOR	611573	treyerwin@nairl.com	281-595-0123
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date