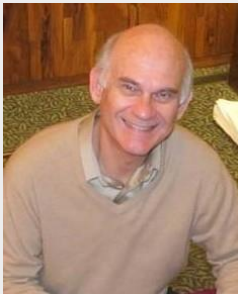




7702 Parnell St Distribution Center

7702 Parnell St, Houston, TX 77021



Claude Angelo
Belt International Realty Company
birc@sbcglobal.net
(832) 641-3288



**Belt
International
Realty Co.**

This property is subject to changes in price or other conditions, errors, omissions or removal from the market without notice. All Information contained in this presentation, while based upon information supplied by sources deemed reliable, is not in anyway, warranted or guaranteed by Belt International Realty.

7702 Parnell St

\$9.50 /SF/YR



View from Parnell St

Rental Rate:	\$9.50 /SF/YR \$0.79 /SF/MO
NNN Charges:	\$0.10 /SF/MO
Property Type:	Industrial - Distribution
Rentable Building Area:	47,375 SF
Year Built:	1974
Location:	South Loop 610 corner with Parnell St., in the General Medical Center area.

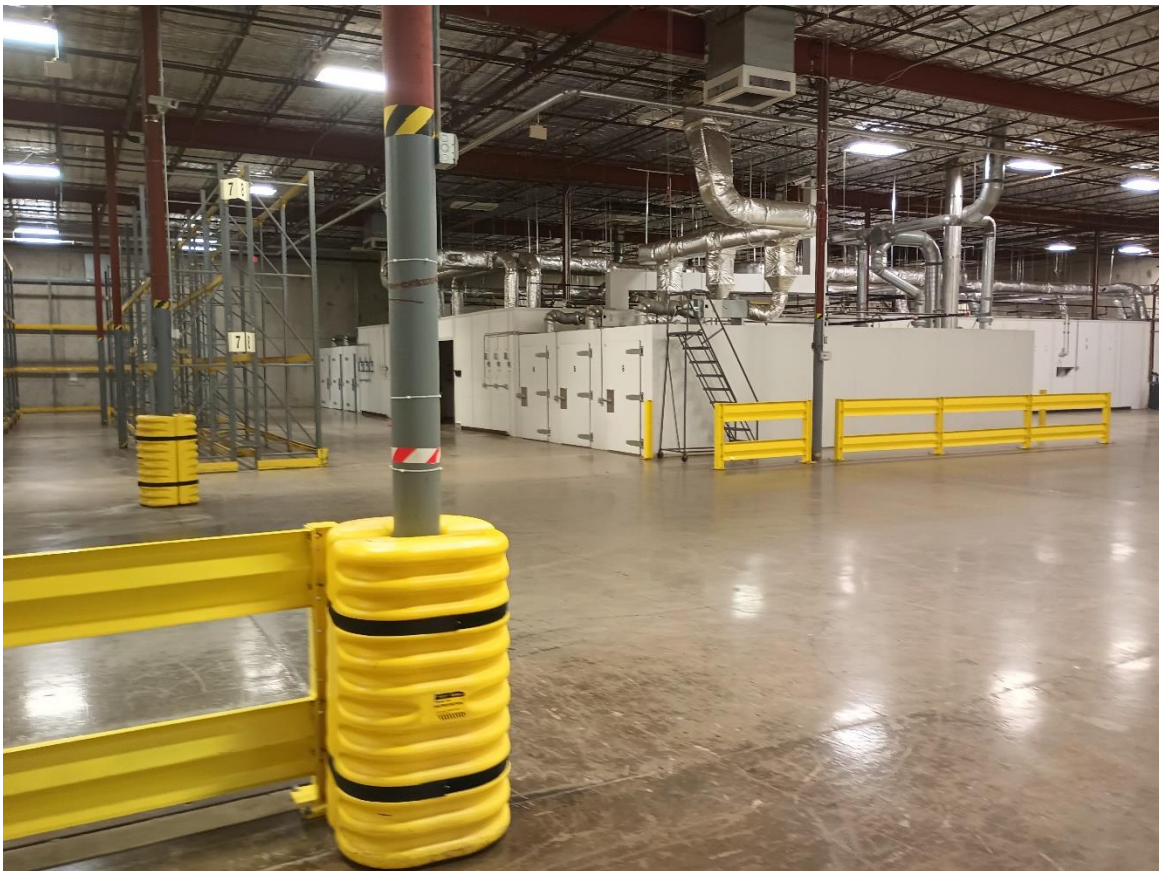
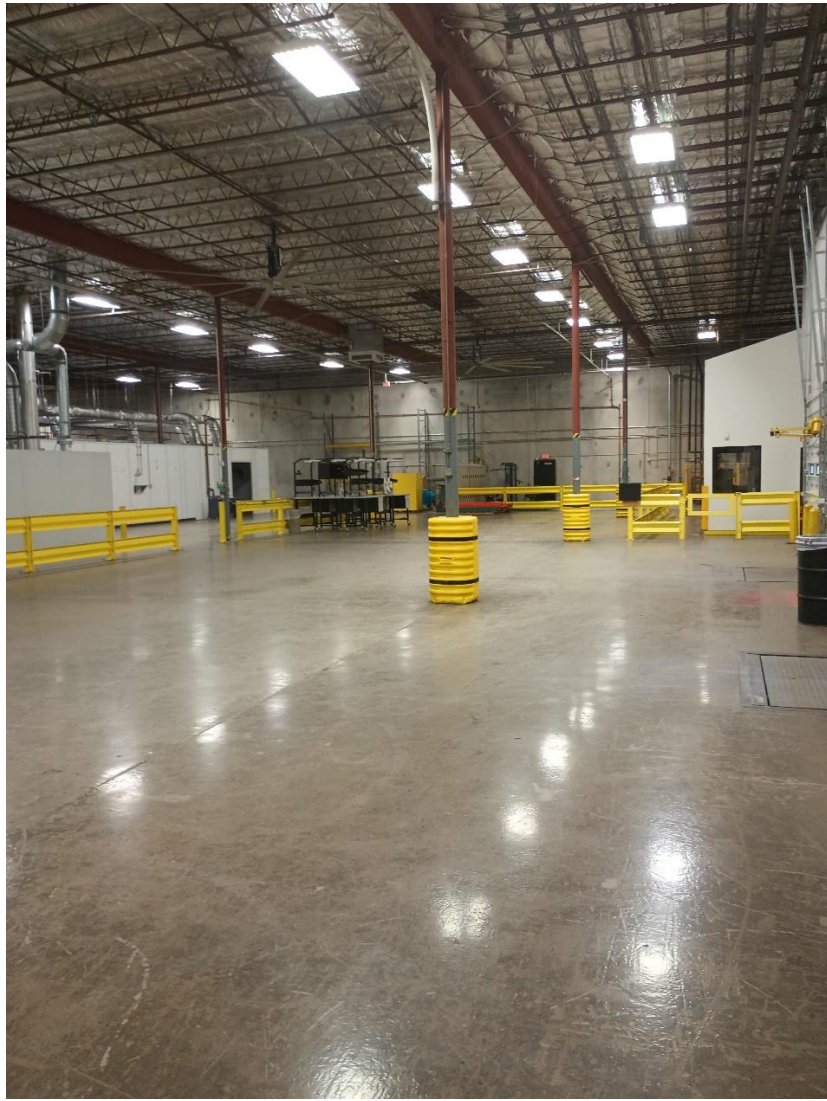
Great opportunity, fantastic value!
 Previously the Houston Methodist Distribution Center, this great looking, clean, 100% A/C, fully sprinkled, 47,375 SF facility is located in proximity of the Medical Center of Houston, right on S Loop 610, SE corner with Hwy 288. Easy, short drive to the Port of Houston and Hobby Airport as well as Downtown Houston. Perfect location for all kind of distribution business.
 Approx. 5,900 SF sterile processing building within the warehouse space can be left in place or it can be removed depending on tenant's need. Substantial amount of industrial strength shelving and fork lifts can also be included or removed.

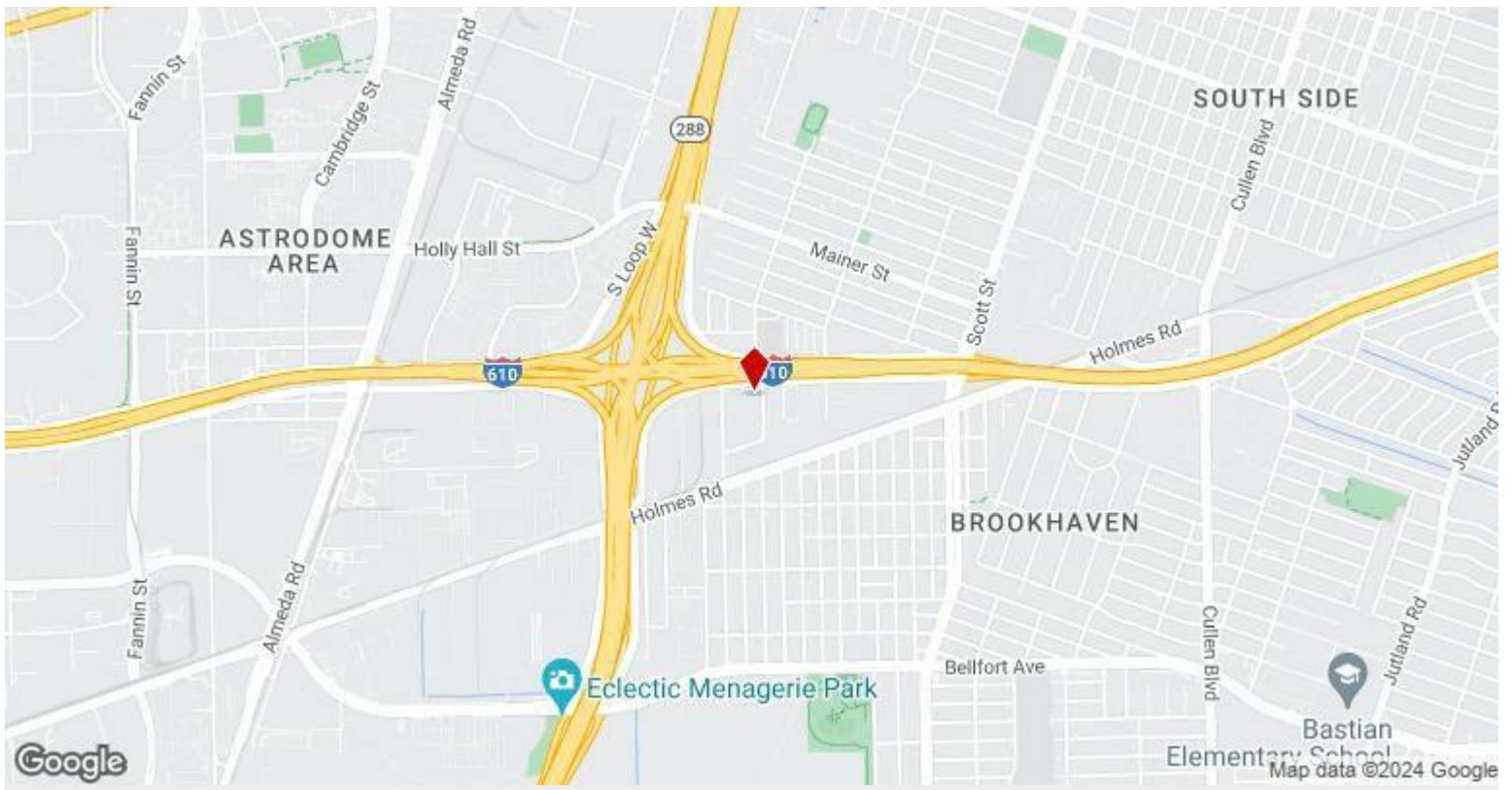
Date Available:	Now
Lease Term:	Negotiable
Parking:	30 + room to expand
Construction:	Steel
Exterior Finish:	Tilt Up/Concrete
Clear Height:	20'
Office Area	approx. 6,700 SF
Storage area	approx. 1,900 SF
Warehouse Area	approx. 34,000 SF
Maintenance Area	approx. 4,800 SF
Dock High Overhead Doors	Four + One



Main Loading Area

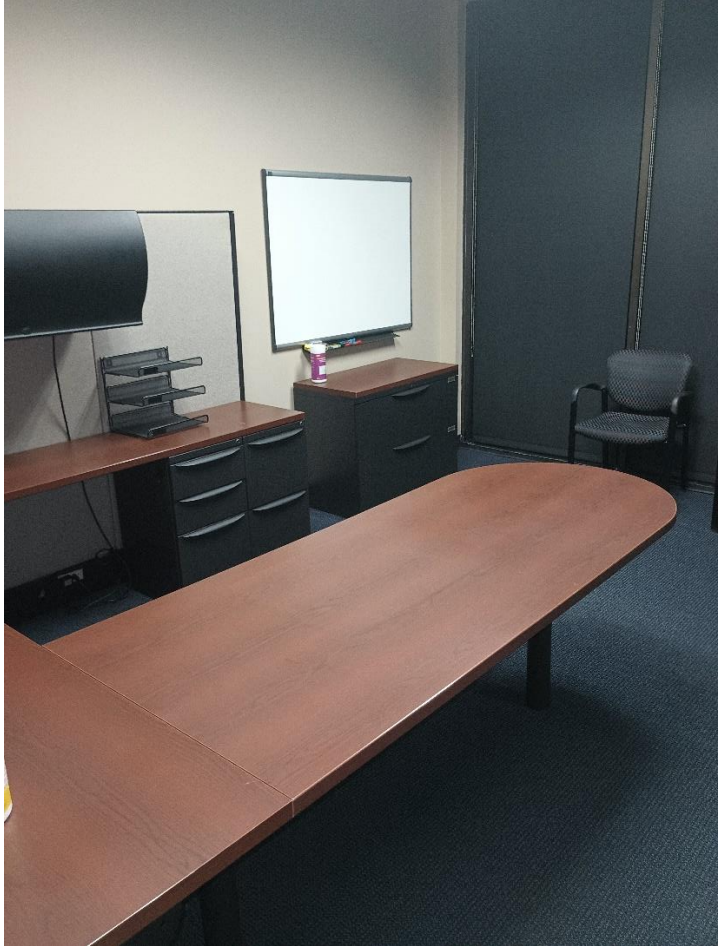


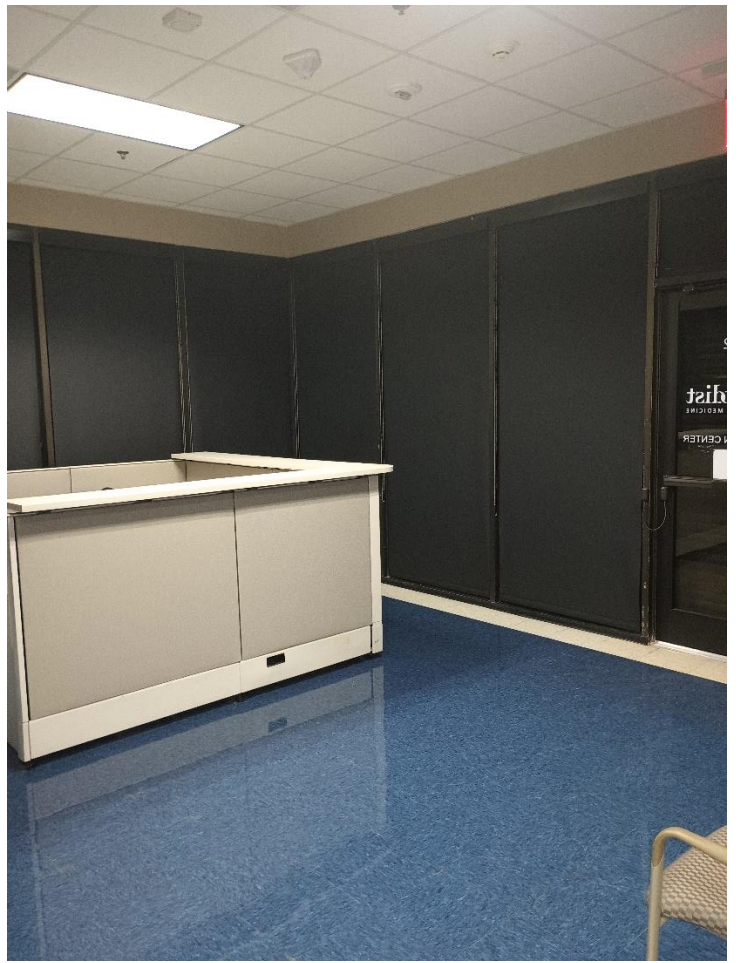




7702 Parnell St, Houston, TX 77021









Main Loading Docks area.



Loading dock details.



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:
 - 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.

Belt Int'l Realty Co.			281.578.7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Claudio Zangirolami	223912	birc@sbcglobal.net	
Designated Broker of Firm	License No.	Email	Phone
dba Claude Angelo			832.641.3288
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