

FOR LEASE



Airline Business Park

6134-6144-6210 Airline Dr.
Houston, Texas 77076

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

This expansive industrial property situated at 6134 Airline Dr in Houston, TX is now available for lease. Perfectly designed to cater to businesses specializing in manufacturing, distribution, or storage, this building boasts ample space and versatility, making it an ideal location for multiple types of industrial work.

The property's industrial build features plenty of loading docks and high-ceiling access, making it a practical and efficient workspace for any operation. Additionally, an expansive parking area adds to the functionality of the property, allowing for easy access and logistics.

Located in Houston, this property is situated in a prime location that grants easy access to major highways and thoroughfares. Its location is sure to help boost productivity and efficiency, reducing transportation costs and easing up the logistics of transportation.

Overall, this property is a perfect choice for businesses looking for an industrial space that exudes both versatility and convenience. So, if you are seeking an industrial lease property that combines functionality with location, this is the perfect opportunity for you.

For More Information

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LandPark Commercial

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PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility off Airline Drive
- 24-Hour access
- Pylon Signage
- Security System
- Grade level front and rear loading
- Storefront glass
- Private restrooms

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
6134 - 24	1,750 SF	\$9.00 (sf/yr + NNN)
6134 - 26	1,750 SF	\$9.00 (sf/yr + NNN)
6144-25	1,750 SF	\$9.00 (sf/yr + NNN)
6144-29	1,750 SF	\$9.00 (sf/yr + NNN)
6210-D8	1,171 SF	\$9.00 (sf/yr + NNN)
6210-D11	1,171 SF	\$9.00 (sf/yr + NNN)
6210-D12	1,171 SF	\$9.00 (sf/yr + NNN)



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Site Plan



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Photos



Airline Business Center
6134-6144-6210 Airline Drive
Houston, TX 77066



Airline Drive



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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____