

AVAILABLE NOW

PORT COMMERCE BUSINESS PARK

4 NEW “BTS” OFFICE WAREHOUSES

4482 B GENOA RED BLUFF ROAD HOUSTON, TX 77059



Rendering May Not Be Exact

**BUILDING B
AVAILABLE NOW!!!**

**72 Acre Industrial Business Park on Genoa Red Bluff Road - Deed Restricted
Free Standing and Build To Suit Modification Options**

Building A-D Overview

- *Building Sizes: \pm 12,700 SF including \pm 3,050 SF Offices**
- *(3) Overhead Doors**
- *Fenced Concrete Yard**
- *20T Crane Ready**
- *Off-Site Detention**

Lease Rate: \$1.35 PSF

Exceptional Opportunity Now Available!!

SMITH RAINES COMPANY

Carolyn Fincher, Broker
(o) 281.486.1400 (c) 713.299.3192
smithraines@yahoo.com

1307 Bluebonnet Drive Taylor Lake Village, TX 77586

Building Features

4482 A Genoa Red Bluff Road-~~Leased~~

Tract Size: ± 1.65 ac - Fenced Concrete Yard

Building: ± 12,700 SF

Office: ± 3,050 SF

Shop: ± 9,650 SF

20T Crane Ready

3 Overhead Doors - (2) 14' X 16' Manual Doors (1) 18' X 24' Motorized Door

Power: 480V / 3 Phase

Eave Height: 28'

4482 B Genoa Red Bluff Road-~~Available~~

Tract Size: ± 1.65 ac - Fenced Concrete Yard

Building: ± 12,700 SF

Office: ± 3,050 SF

Shop: ± 9,650 SF

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4482 C Genoa Red Bluff Road - ~~LEASED~~

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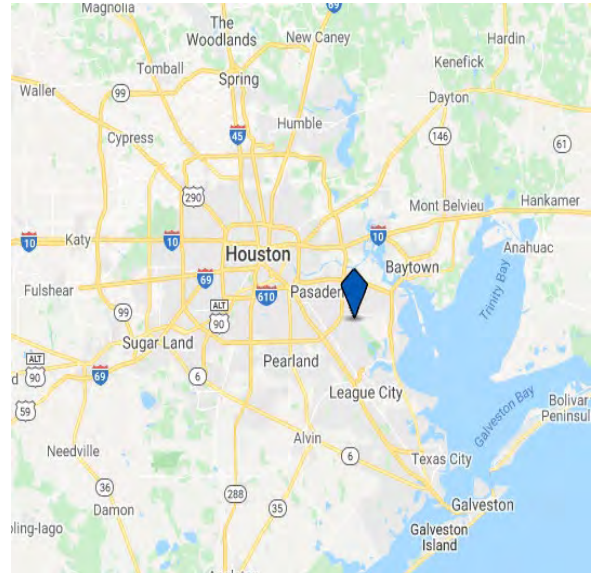
20T Crane Ready

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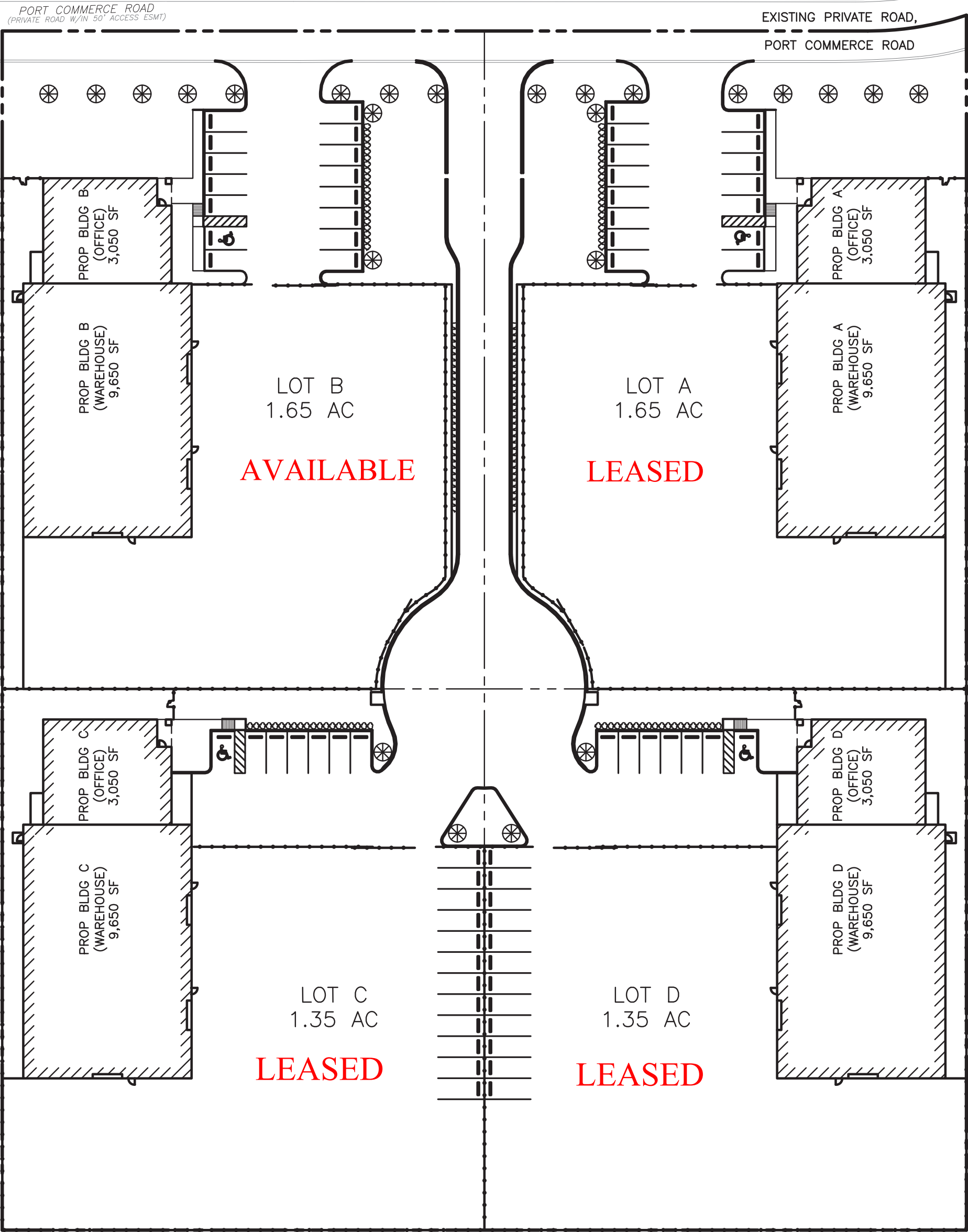
PORT COMMERCE BUSINESS PARK OVERVIEW



SMITH RAINES COMPANY
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smithraines@yahoo.com

Location: Great Access to Major Arteries, Ports and Refineries. SE Quadrant of Houston
South Line of Genoa Red Bluff Road between Beltway 8 and Red Bluff Road.

SITE PLAN



4482 GENOA RED BLUFF RD.



21020233

REVIEWED FOR COMPLIANCE

Performance of this review
does not relieve the applicant
from full responsibility to
comply with all applicable
codes, ordinances and
regulations 09/23/21

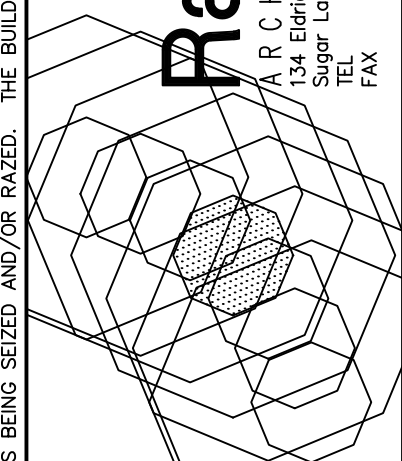
BUILDING #A

4482 GENOA RED BLUFF ROAD – BUILDING A
HOUSTON, TEXAS 77505

[illegible]

Radian

ARCHITECTUR
134 Eldridge Road Suite A
Sugar Land, Texas 77478
TEL (713) 933 0507
FAX (713) 933 0510



2121



Project No.	200R.06
Date	12/29/20
Drawn by	JG
Checked by	NL

Sheet No.

A-103A

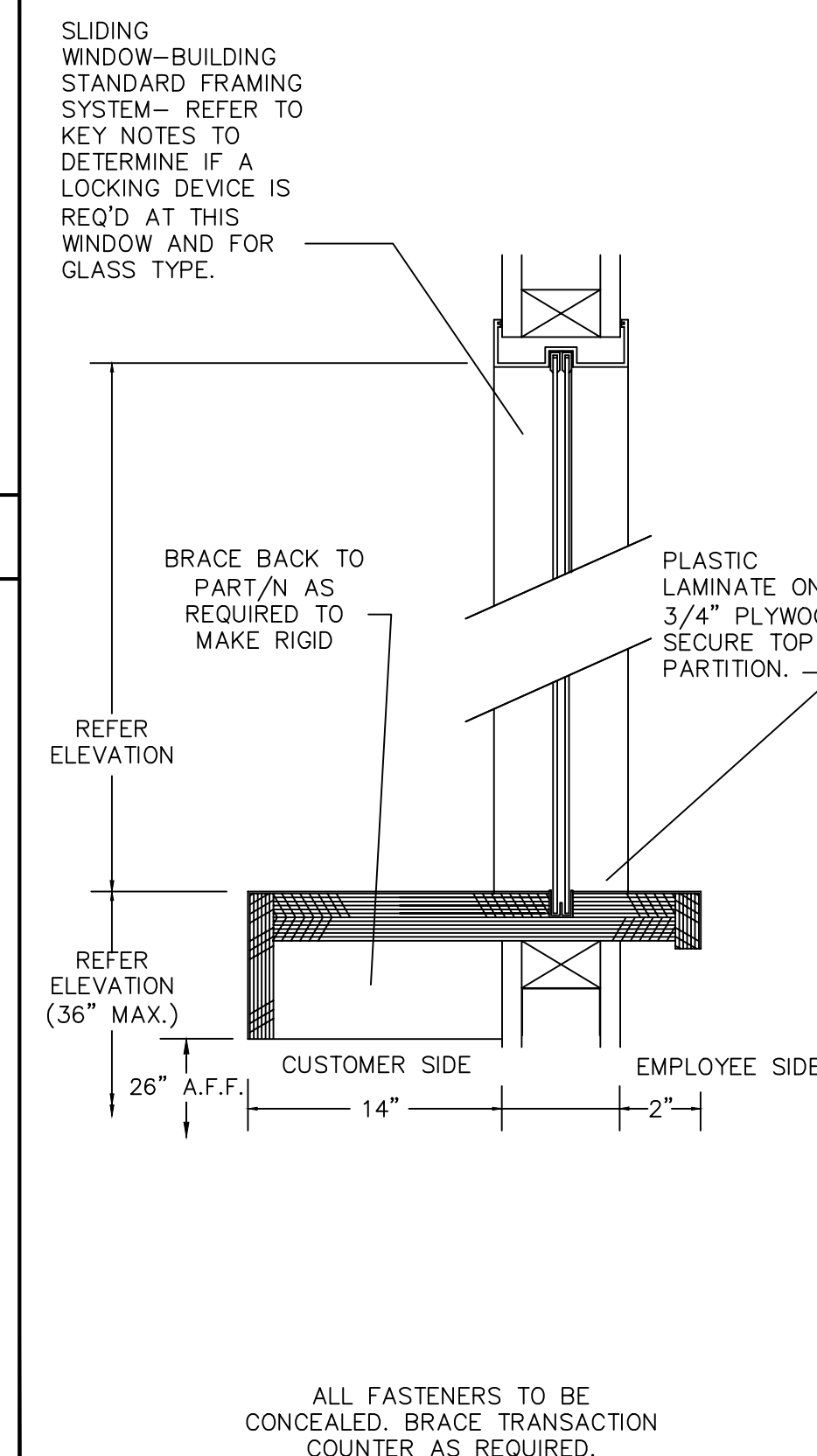
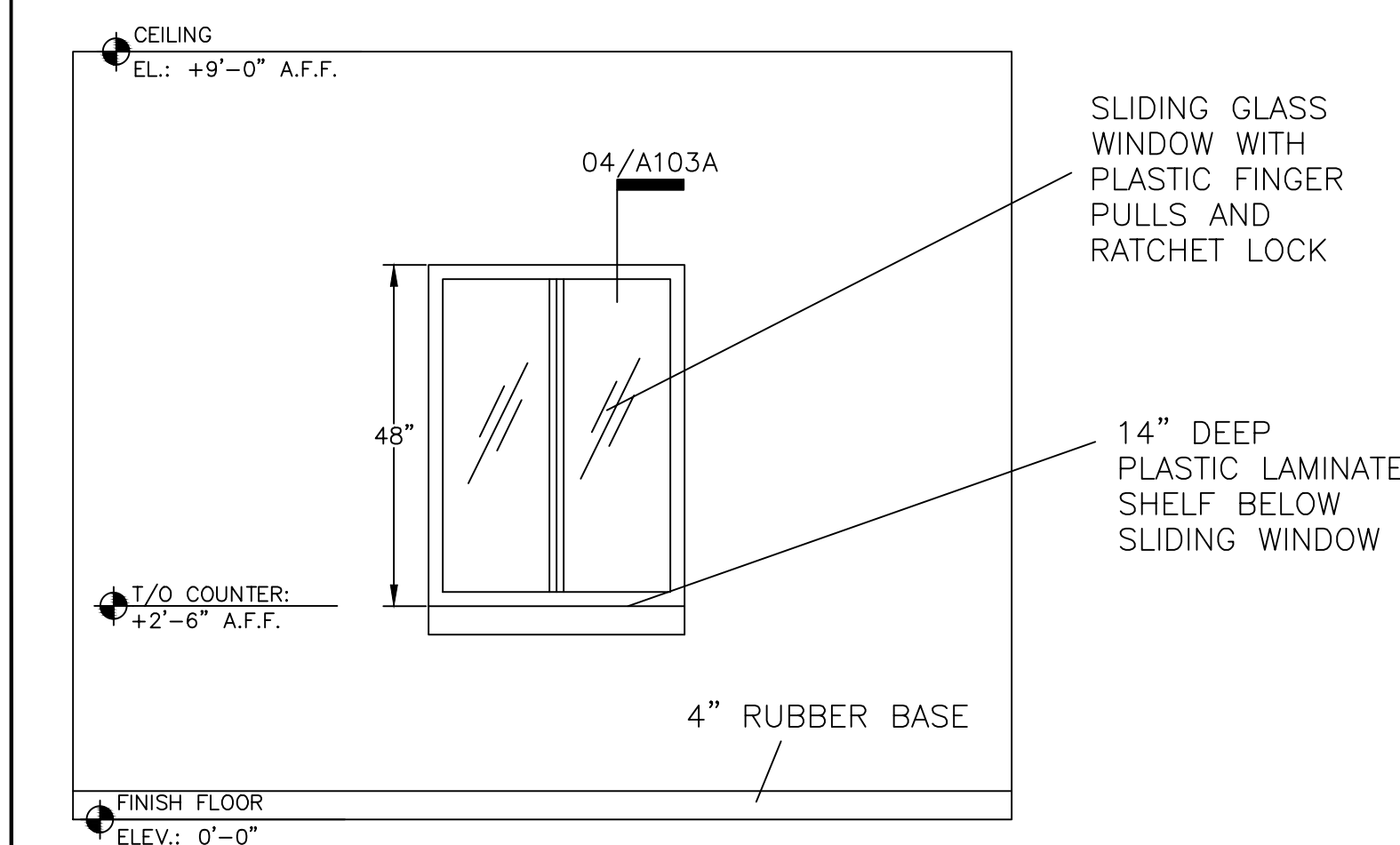
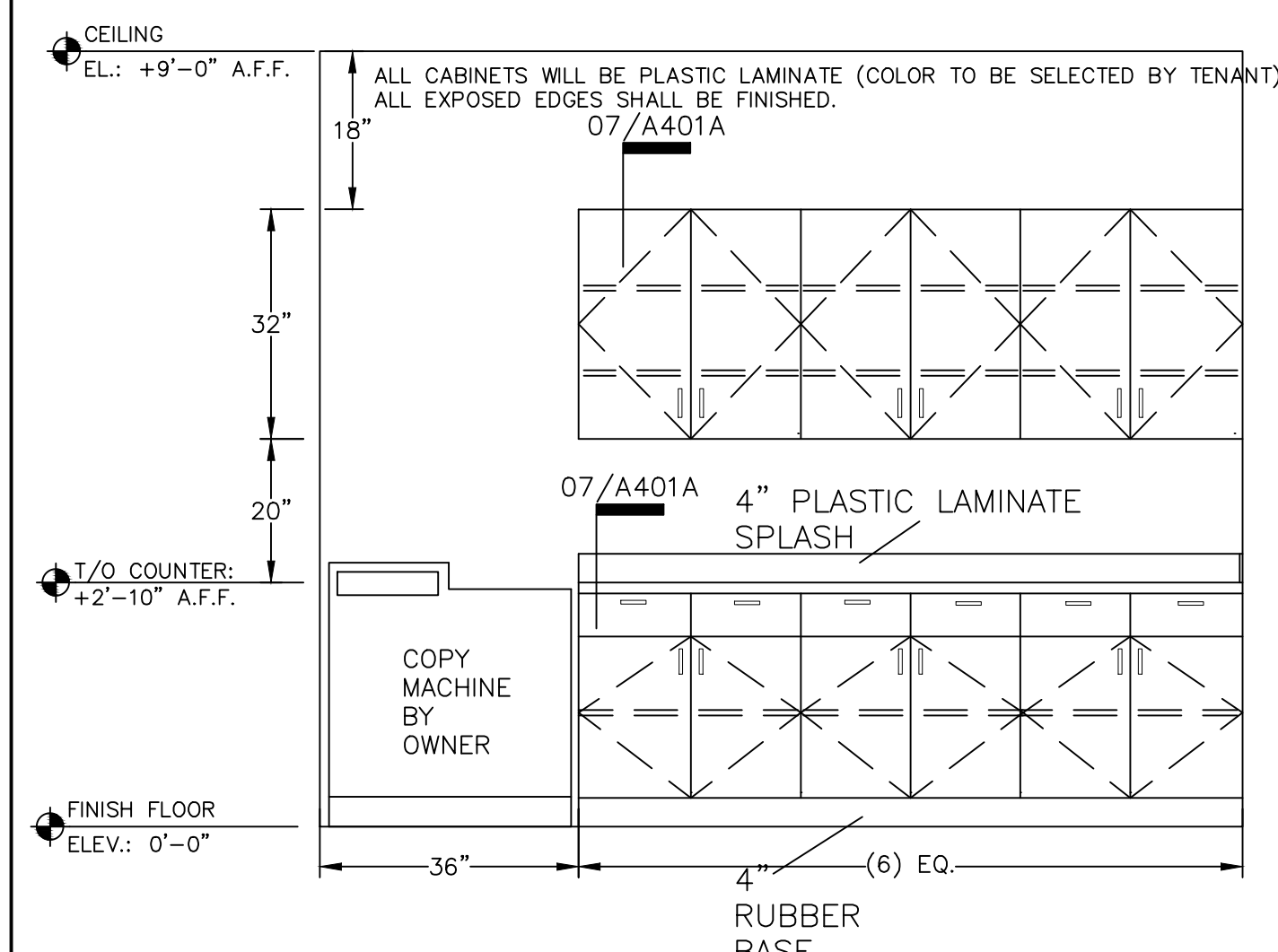
34 OFFICE FLOOR PLAN

FLOOR PLAN LEGEND

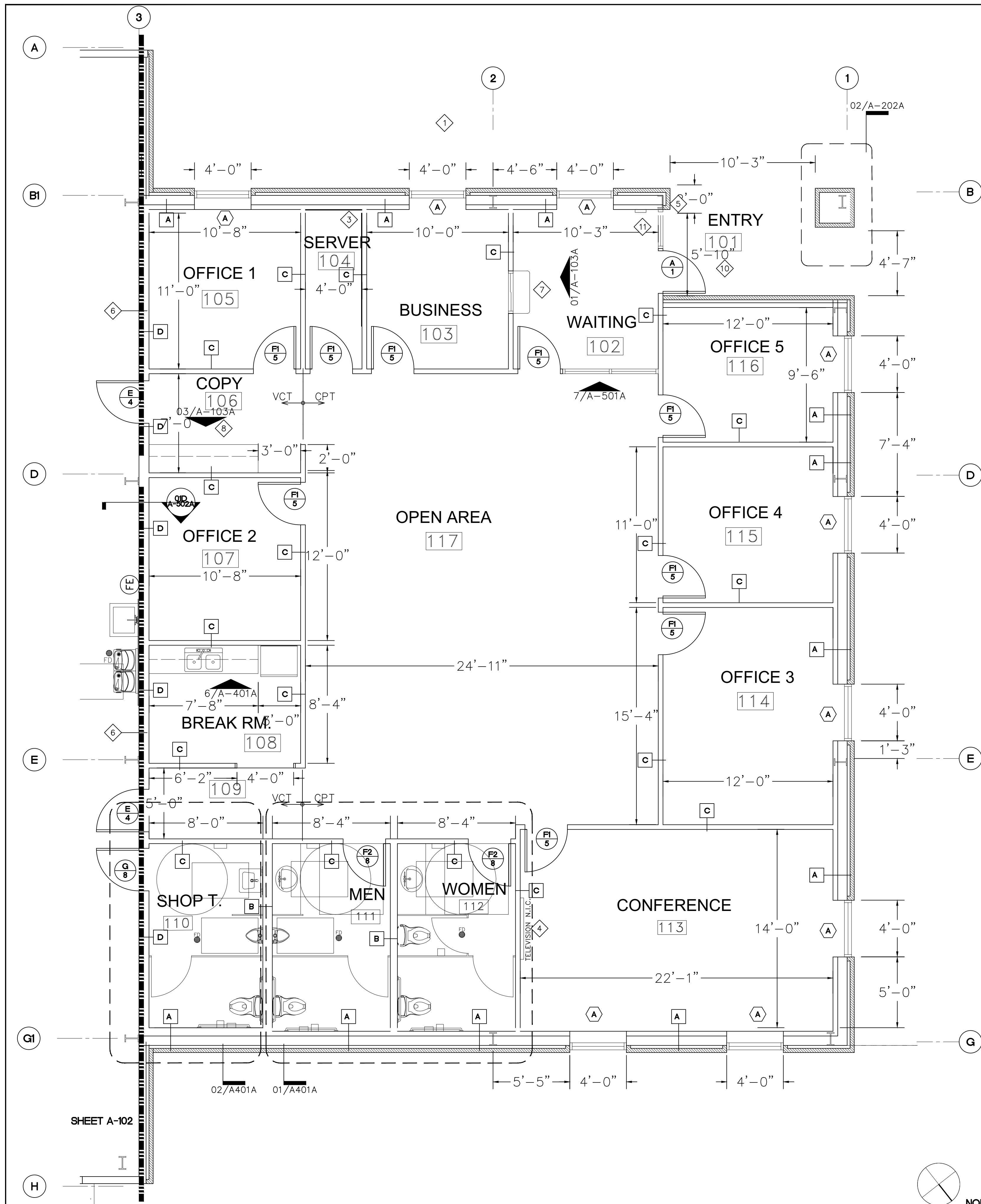
- | | |
|----------|---|
| (FE) | PORTABLE WALL MOUNTED 10 LB ABC FIRE EXTINGUISHER W/ GLOW VERTICAL WALL SIGN (MUST CONFORM TO A.D.A. RESTRICTIONS ON HEIGHT AND PROTRUSION) |
| (Z)
O | INDICATES DOOR TYPE (REFER 01/A-601A)
INDICATES DOOR HARDWARE (REFER 03/A-601A) |
| (Z) | INDICATES WINDOW TYPE (REFER SHEET A-601A) |
| (A) | INDICATES WALL TYPES (REFER SHEET A-502A) |

FLOOR PLAN KEYNOTES

- | | |
|----|--|
| 1 | REFER ELECTRICAL DWGS FOR LOCATION OF ELECTRICAL PANELS AND METER. AT THAT LOCATION SUPPLY AND INSTALL 4"x8"x3/4" FIRE RATED PLYWOOD MOUNTED TO STRUCTURE FOR TELEPHONE DEMARK AND SECURITY. |
| 2 | NOT USED. |
| 3 | SUPPLY AND INSTALL 3/4" THICK, 12'-0" WIDE X 8'-0" TALL FIRE RATED PLYWOOD OVER SHEETROCK. REFER ELECTRICAL. |
| 4 | LOCATION OF FACP RECESSED IN WALL - COORDINATE W/ ELECTRICAL AND FIRE PROTECTION DWGS. |
| 5 | SUPPLY AND INSTALL KNOX BOX, RECESS IN WALL BESIDE FRONT DOOR. |
| 6 | WAREHOUSE WALL - FINISH (CATEGORY LEVEL 5) FROM FLOOR TO ROOF W/ 6" RUBBER BASE |
| 7 | SUPPLY AND INSTALL PLASTIC LAMINATE TRANSACTION COUNTER WITH LOCKABLE WINDOW AS SHOWN. REFER DETAIL INDICATED. |
| 8 | SUPPLY AND INSTALL PLASTIC LAMINATE COUNTER WITH UPPER AND LOWER CABINETS. REFER DETAIL INDICATED. |
| 9 | SUPPLY AND INSTALL PLASTIC LAMINATE COUNTER WITH HOT AND COLD WATER SINK AND UPPER AND LOWER CABINETS. REFER DETAIL INDICATED. |
| 10 | SUPPLY AND INSTALL 1" SIGN LETTERS ON HIGH CONTRASTING BACKGROUND "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" ON DOORS INDICATED. |
| 11 | DOOR INDICATED SECURITY KEYPAD |



ALL FASTENERS TO BE
CONCEALED. BRACE TRANSACTION
COUNTER AS REQUIRED.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

0

TRANSACTION WINDOW ELEVATION

SCALE: 1/2" = 1'-0"

02

TRANSACTION
DETAIL

SCALE: 3/32" = 1'-0"

04

34 OFFICE FLOOR PLAN



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carolyn S. Fincher	264787	SmithRaines@yahoo.com	713-299-3192
Designated Broker of Firm	License No.	Email	Phone
LeDon Wissner	458007	LeDonWissner@gmail.com	832-818-5092
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Candace Jones	406228	Candace.Jones@live.com	214-938-4409
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date