

FOR LEASE

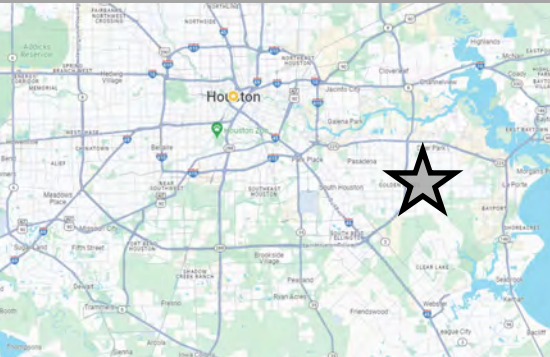
JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

8131 RED BLUFF | FENCED YARD AND OFFICE WAREHOUSE BUILDING IN SOUTHEAST HOUSTON, TEXAS

MAP LOCATION



PROPERTY FEATURES

- +/- 5,300 Building SF
(2,600 SF Office, 2,700 SF Fully Insulated Warehouse)
 - +/- 1.25 Acres
 - Fully Fenced Yard
 - NEC of Genoa Red Bluff & Red Bluff (Great Visibility)
 - 22' Clear Height
 - Stabilized Yard
 - 3 phase Power
 - Two 14' Grade Level Doors
 - Close to Bayport & Barbour's Cut Terminals
- Rate: \$1.50 PSF NNN**



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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COMMERCIAL
Real Estate



REALTOR®

PRESENTED BY:

COLE BEDFORD

SENIOR ASSOCIATE

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(713) 540-5457

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8131 RED BLUFF | FENCED YARD AND OFFICE WAREHOUSE BUILDING IN SOUTHEAST HOUSTON, TEXAS

Barbour's Cut Terminal

Bayport Terminal

Bayport Industrial Park

Genoa Red Bluff

SUBJECT PROPERTY

Red Bluff Road

EAST

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PROPERTY HIGHLIGHTS

Great Industrial Eastside Location

The 8131 Red Bluff property is a Fully Fenced yard and office/warehouse, strategically located at the Northeast Corner of Red Bluff & Genoa Red Bluff close to The Houston Ship Channel, Highway 146 and Highway 225 within minutes distance of Bayport and Barbour's Cut Terminals.

Pasadena, Texas is one of the best places for jobs in the United States with places like The Texas Medical Center, Port of Houston & Houston Ship Channel and also one of the largest Petrochemical complexes in the world.

8131 Red Bluff is an excellent property providing for a well-located highly visible industrial site in the Southeast Houston submarket.



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8131 RED BLUFF | FENCED YARD AND OFFICE WAREHOUSE BUILDING IN SOUTHEAST HOUSTON, TEXAS



PROPERTY PROFILE

LOCATION	NEC of Genoa Red Bluff and Red Bluff road close to Highway 146 and Fairmont Parkway
BUILDING SIZE	+/- 5,300 SF
YARD SIZE	+/- 1.25 Acres
STABILIZATION	Yes
LOADING	2 Grade Level Doors
ENTRY ACCESS	Fully Fenced Site
POWER	3 Phase
FEATURES AND AMENITIES	Great access to 3 major roads with visibility from Highway 225. Stabilization in place with a fully fenced site.

LEASE ECONOMICS & AVAILABILITIES

AVAILABILITY FROM	+/- 5,300 SF on +/- 1.25 Acres
TERM	3–5 Years
OCCUPANCY	Move in Ready
RENTAL RATE	\$1.50 PSF NNN
OPEX	\$0.50 PSF

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PHOTOS



Westside of Building



Looking North

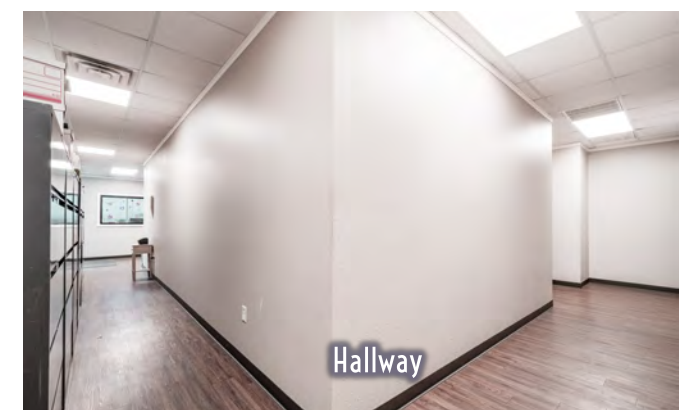
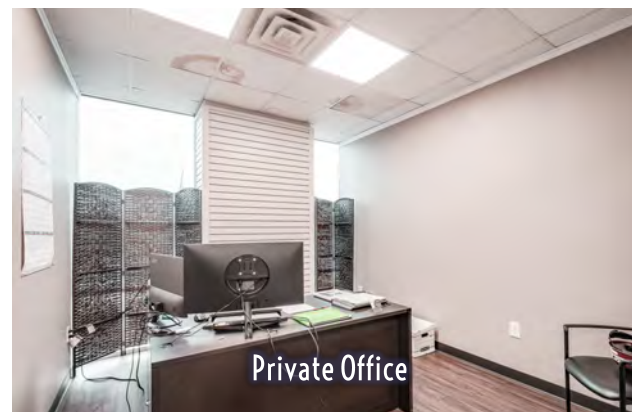
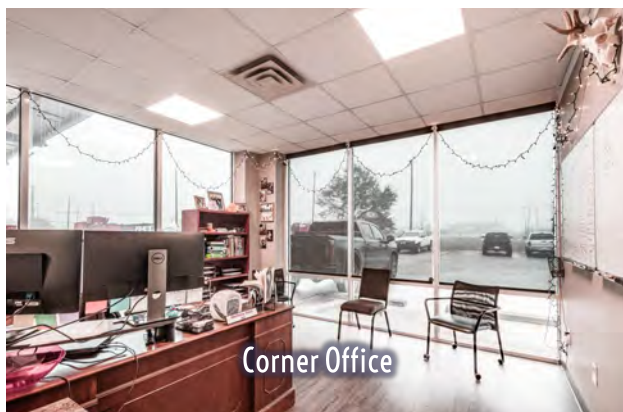
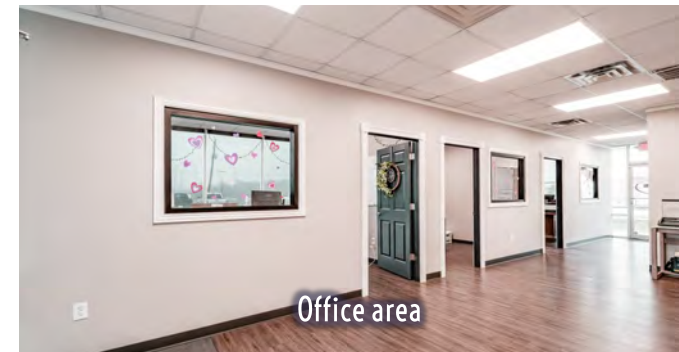


Looking East



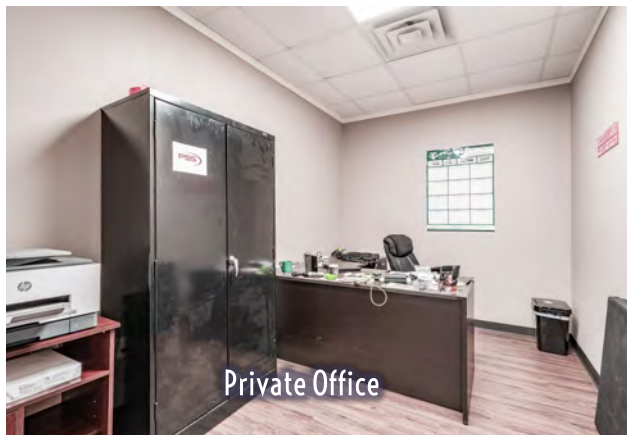
Looking Northeast

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Breakroom



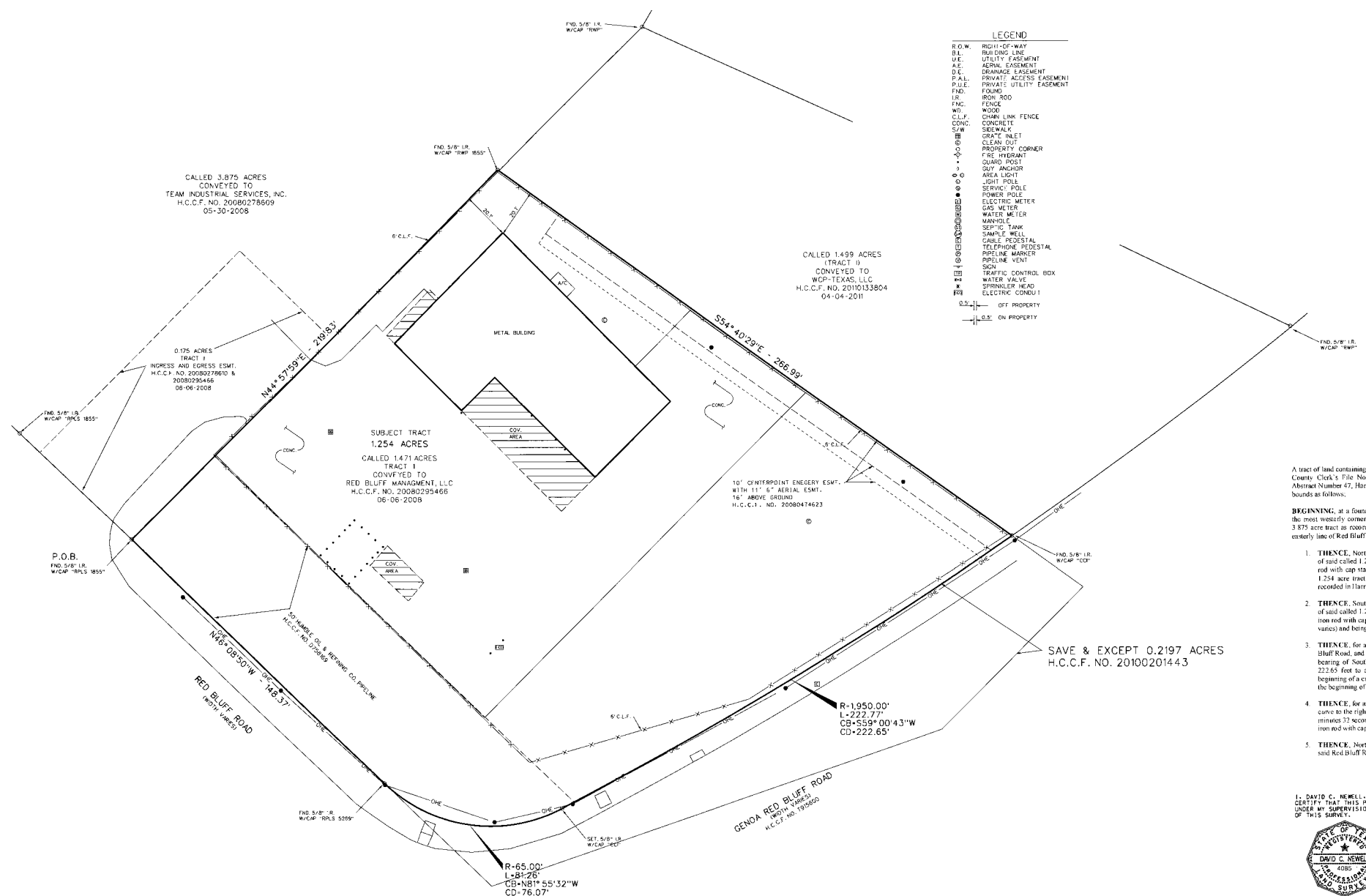
Private Office



Storage Room



Bathroom



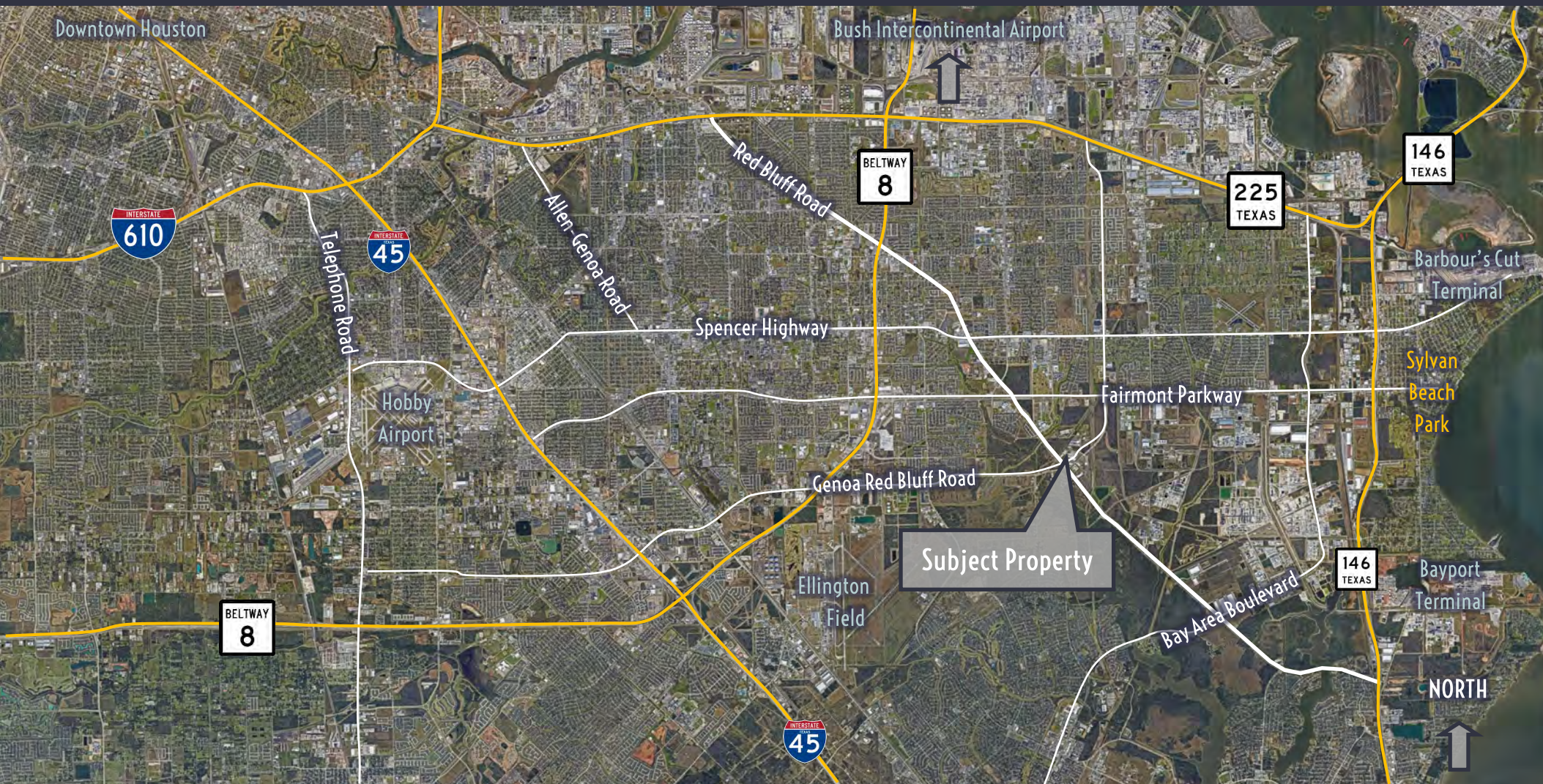
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8131 RED BLUFF | FENCED YARD AND OFFICE WAREHOUSE BUILDING IN SOUTHEAST HOUSTON, TEXAS



Employee-friendly commuting and easily accessible to Highway 225 Beltway 8 and Highway I46

Approximately 15-20 minutes to the Houston CBD

10-minute commute to Hobby Airport and 25-minutes to George Bush Intercontinental Airport

Close to the Port of Houston, Houston Ship Channel, Barbour's Cut and Bayport Terminals

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POINTS OF INTEREST



EAST



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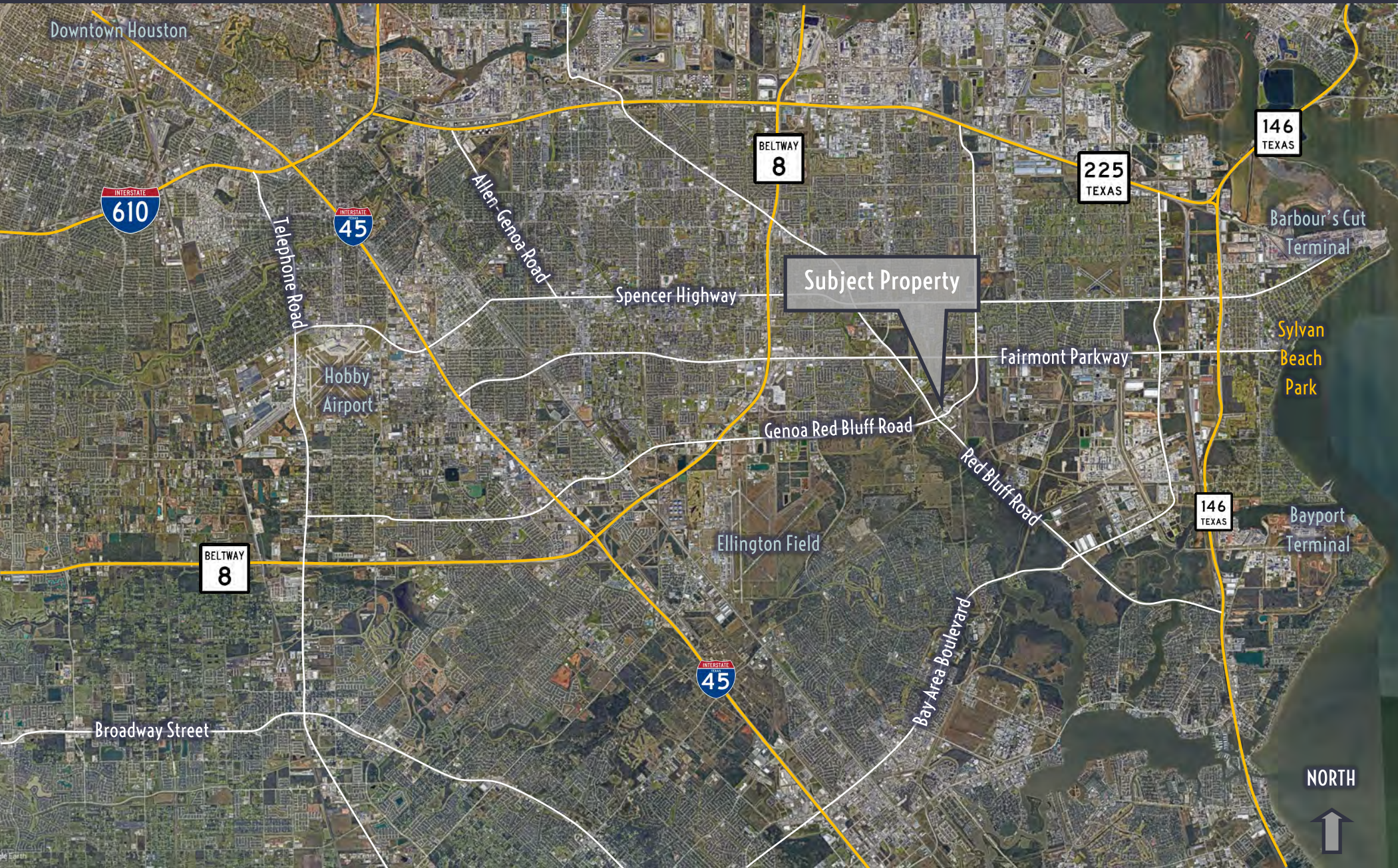
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HOUSTON, TEXAS



Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. Our economy is strong, our cultures are many, and our quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.5 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

In addition to our diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to our access to customers and expertise.

A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.

Source: The Greater Houston Partnership website



INFORMATION ABOUT BROKERAGE SERVICES



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:
 - 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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cole Bedford	725006	cole@joelghill.com	713.540.5457
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-D