

FOR LEASE

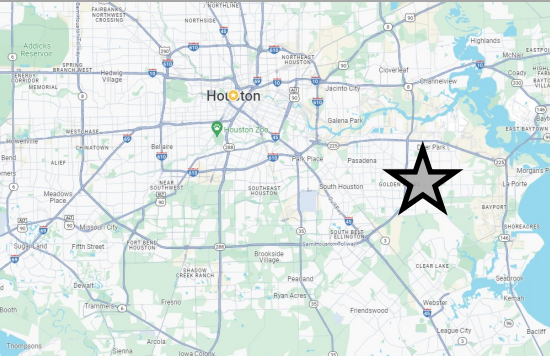
JOEL G HILL COMMERCIAL



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

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Houston, Texas 77027

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COMMERCIAL
Real Estate



REALTOR

PRESENTED BY:

COLE BEDFORD

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(713) 540-5457

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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 |



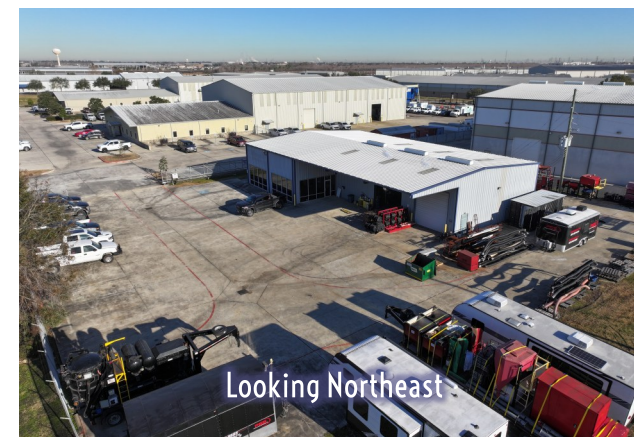
Westside of Building



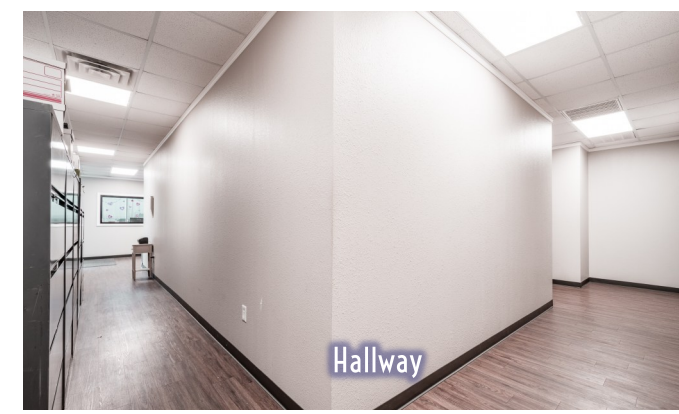
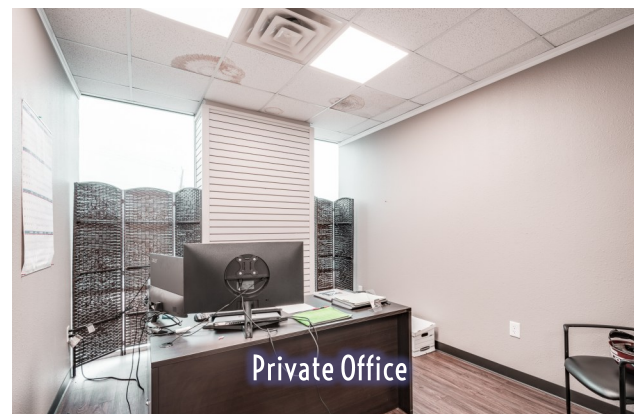
Looking North



Looking East



Looking Northeast





Breakroom



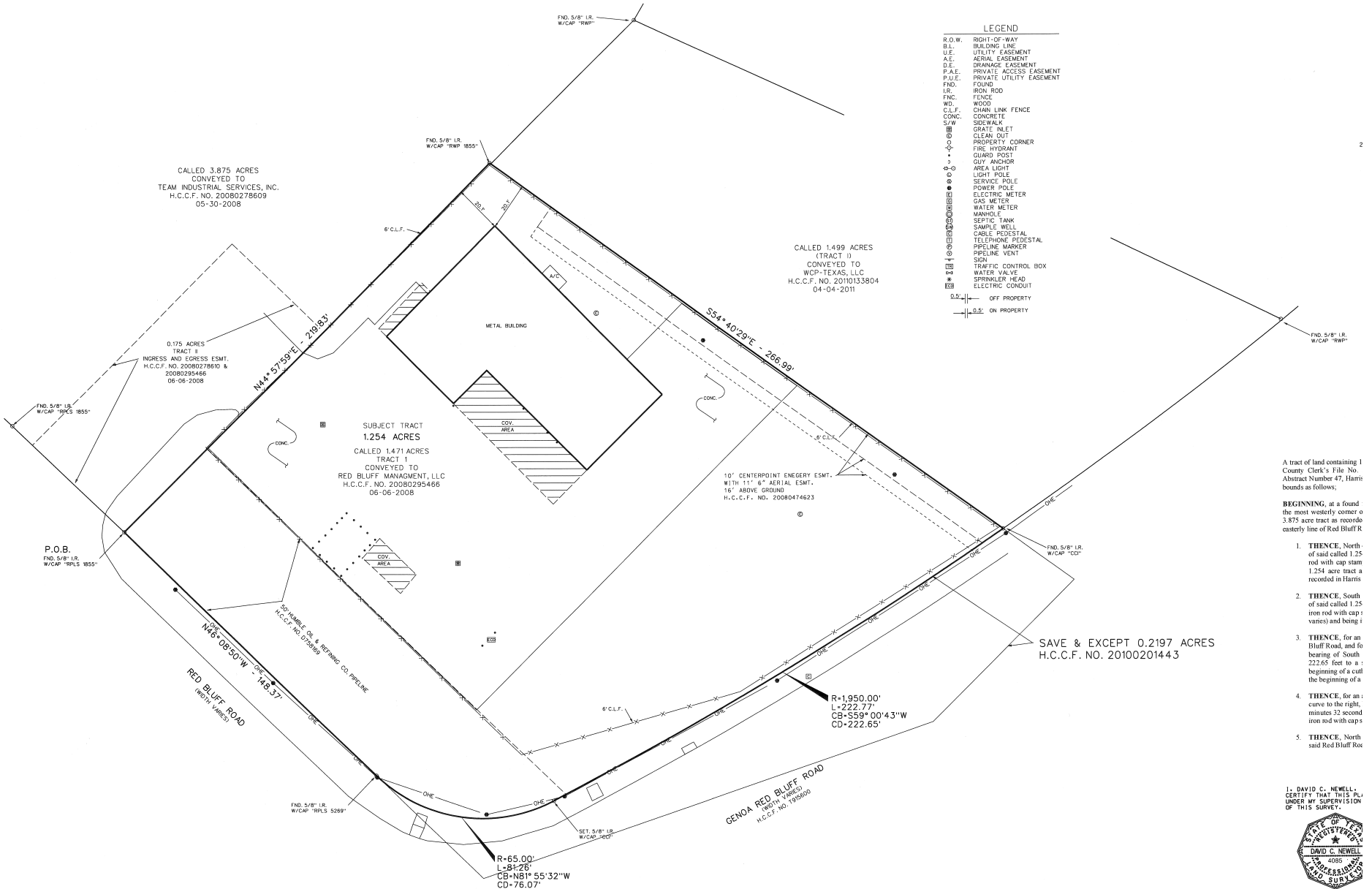
Private Office



Storage Room



Bathroom



A tract of land containing 1 County Clerk's File No. Abstract Number 47, Harris bounds as follows:

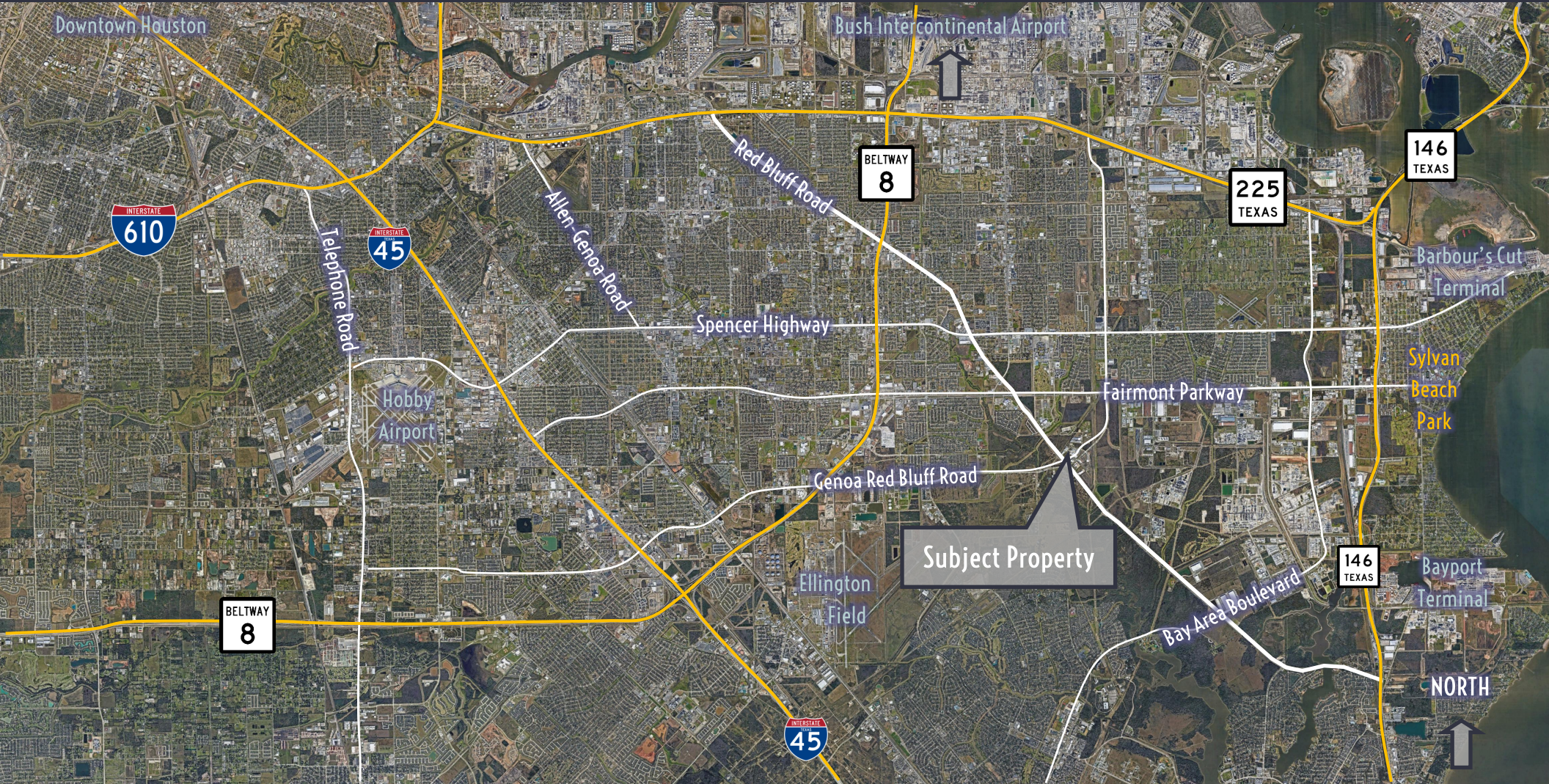
- BEGINNING**, at a found the most westerly corner of 3.875 acre tract as recorded easterly line of Red Bluff R
- 1. THENCE**, North of said called 1.25 rod with cap stam 1.254 acre tract a recorded in Harris
 - 2. THENCE**, South of said called 1.25 rod with cap (vanes) and being i
 - 3. THENCE**, for an Bluff Road, and fo bearing of South 222.65 feet to a ; beginning of a cut the beginning of a
 - 4. THENCE**, for an ; curve to the right, minutes 32 second iron rod with caps
 - 5. THENCE**, North said Red Bluff Road

I, DAVID C. NEWELL, CERTIFY THAT THIS PL. UNDER MY SUPERVISION OF THIS SURVEY.





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

FOR LEASE



POINTS OF INTEREST



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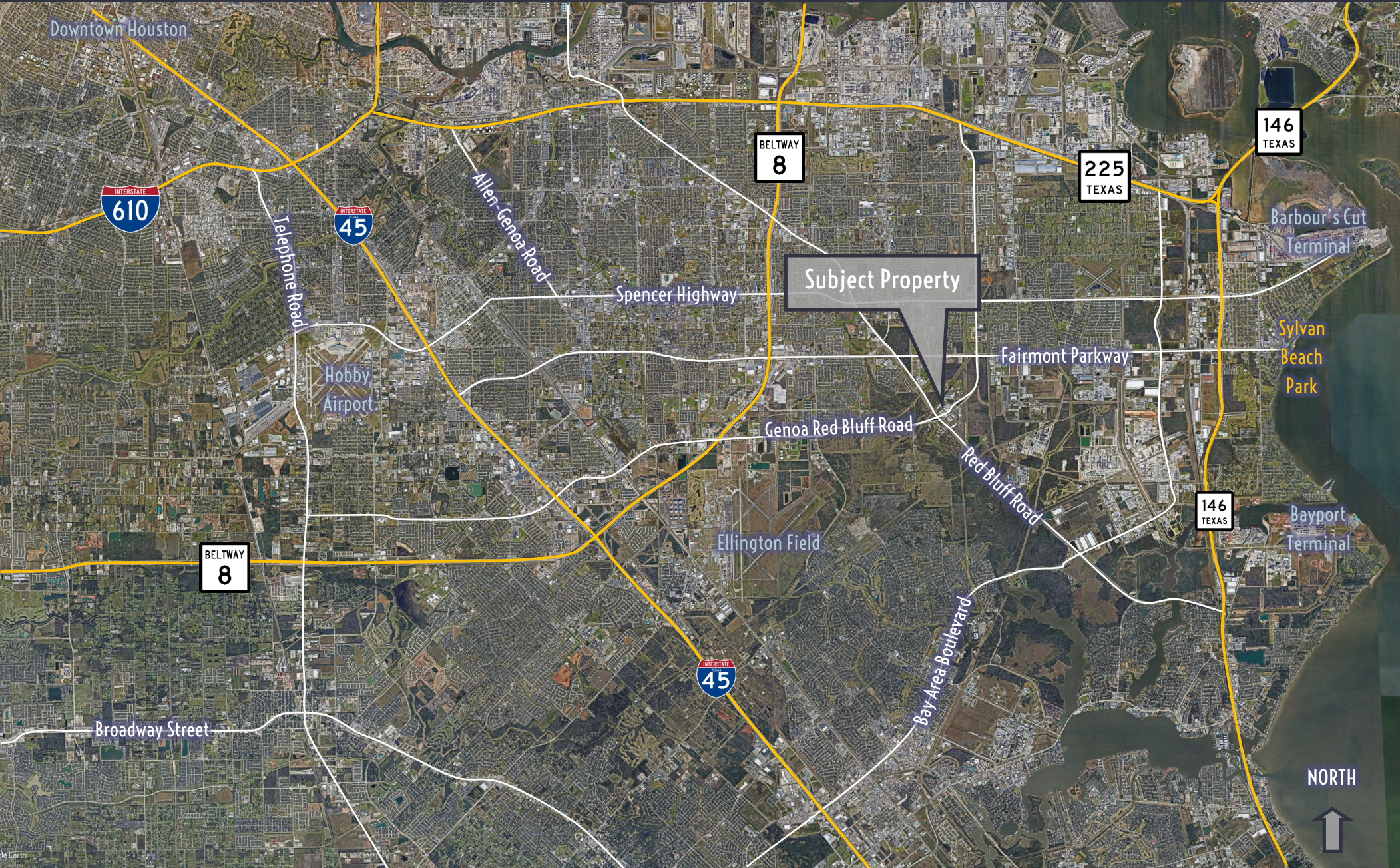
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Subject Property

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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

11-2-2015



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:
 - 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.

| | | | |
|--|-------------|--------------------|--------------|
| Joel Gary Hill | 555773 | joel@joelghill.com | 832.444.3566 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| 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

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