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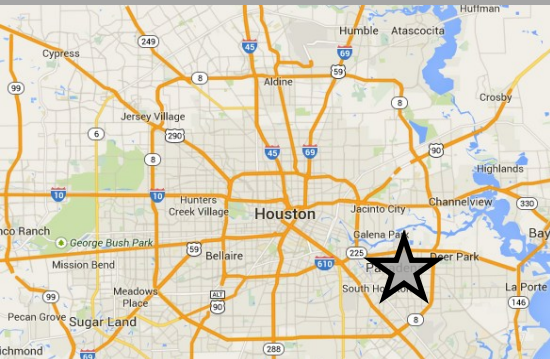
JOEL G HILL COMMERCIAL



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

OFFICE | WAREHOUSE NEAR BELTWAY 8 IN PASADENA, TEXAS

MAP LOCATION



PROPERTY FEATURES

- +/- 6,800 SF Warehouse Space in 2 Buildings
 - 500 SF Office Space
 - Great Access to Red Bluff, Pasadena Blvd & Beltway 8
 - Grade Level Loading
 - No Zoning
 - Heavy Power—3 PHASE
 - Available Immediately
 - Full Fenced
 - 2 Grade Level Doors — 1 Oversized
- Rate: \$0.85 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:

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SENIOR ASSOCIATE

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(713) 540-5457

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OFFICE | WAREHOUSE NEAR BELTWAY 8 IN PASADENA, TEXAS



PROPERTY PROFILE

LOCATION	Magnolia Street near Pasadena Boulevard, Red Bluff and Beltway 8
SPACE BREAKDOWN	5,000 SF in Main Freestanding Building Additional 1,800 SF in Adjacent Building
OFFICE	500 SF
CLEAR HEIGHT	18' at Eaves
CONSTRUCTION	METAL
POWER	3 PHASE
FENCING	FULLY FENCED

LEASE ECONOMICS & AVAILABILITIES

AVAILABILITY FROM	+/- 6,800 SF
TERM	3–5 Years
OCCUPANCY	Move in Ready for Machine Shop Space
RENTAL RATE	\$0.85 PSF NNN
2020 OPEX (ACTUAL)	\$0.25 PSF
TI ALLOWANCE	Negotiable

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EXTERIOR PHOTOS



Front and Side of Main Building



Fenced Entry



Additional Space Entry



Front of Main Building

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EXTERIOR PHOTOS



Front of Building & Grade Level Door



Front of Building



Rear of Building



Rear of Building

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INTERIOR PHOTOS



Clear Span Warehouse

1 Grade Level door & 1 Oversized Grade Level Door



3 Phase Power



Break Area Entrance



GL Entrance to 1,800 SF Space

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INTERIOR PHOTOS



Break Area



Break Area



Restrooms



Clear Span Warehouse

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OFFICE | WAREHOUSE NEAR BELTWAY 8 IN PASADENA, TEXAS

PASADENA, TEXAS

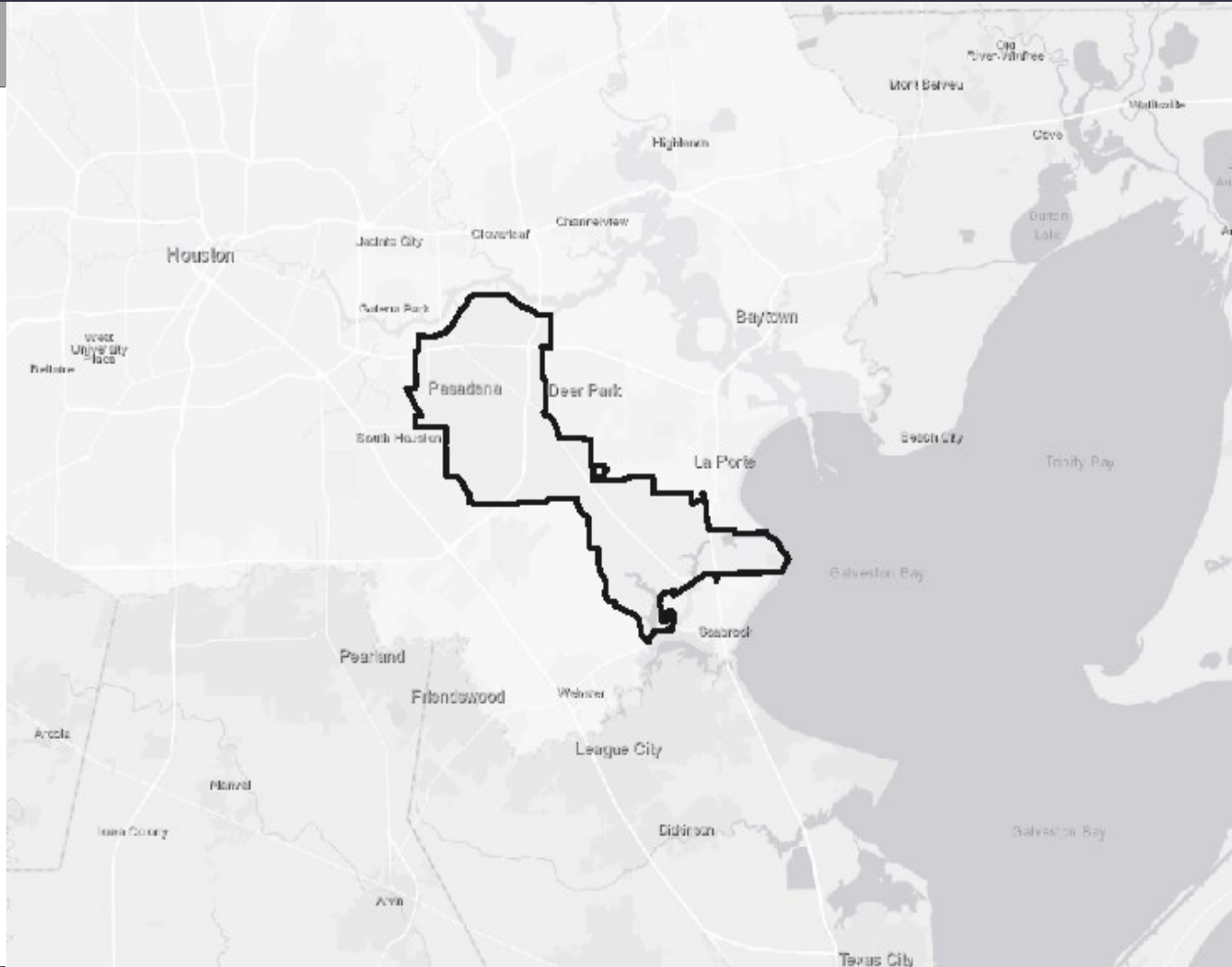
Economic Drivers

Location matters! Next to Houston with oil production, gas and oil services (280,000 jobs) Pasadena has a large petroleum refining capacity. The State of Texas does not levy a corporate income tax; but, at the same time the State offers various incentives which compliments those negotiable incentives offered by the City of Pasadena.

Pasadena has one of the lowest per capita property tax rates in the State.

Being near two major airports, having a strong available workforce, having a long term water supply, a transportation network of major highways which includes the largest exporting container port in the Port Houston, and a strong sense of community pride (e.g. one of the highest per capita volunteer cities in Texas).

Source: The Pasadena EDC website



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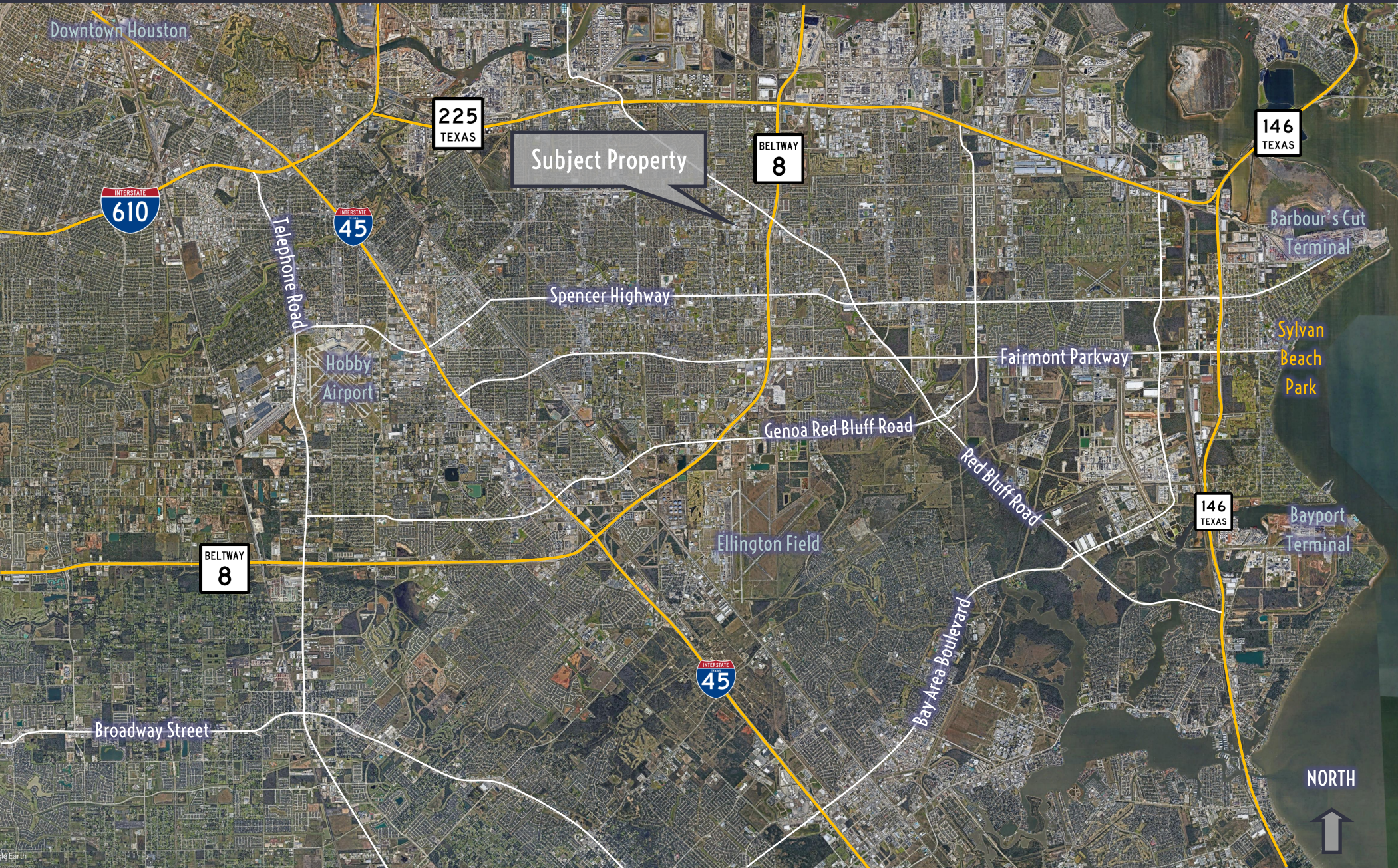
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INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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