

**FOR LEASE**

# PORT COMMERCE BUSINESS PARK

## NEW INDUSTRIAL BUILDINGS 20,000 SF OFFICE WAREHOUSE

**SMITH RAINES COMPANY**

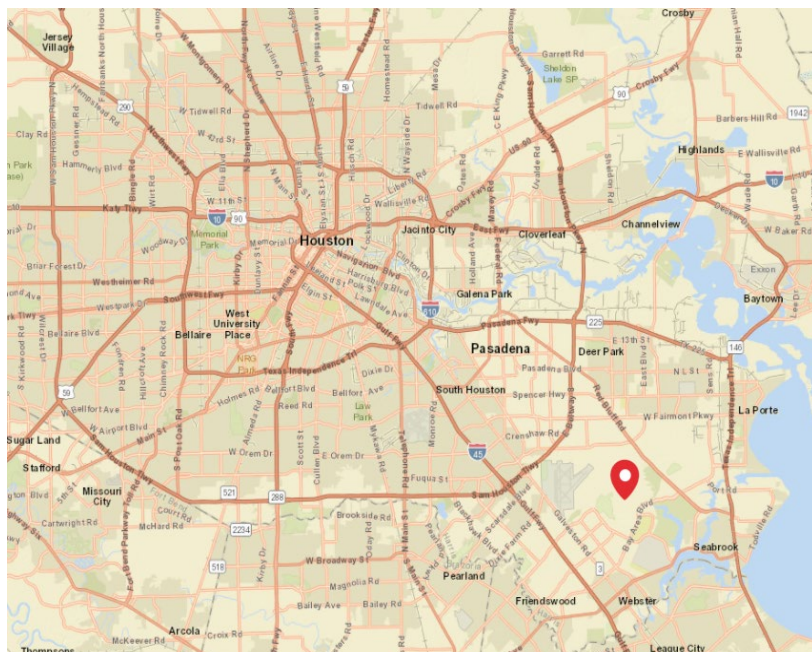


4468 GENOA RED BLUFF ROAD | HOUSTON, TX 77059

### PROPERTY FEATURES

#### 72 Acres Business Park

- Tract Size:  $\pm$  2.5 Acres - Off Site Detention
  - Total Bldg. Size:  $\pm$  20,000 SF
  - Office & Cubicle Area:  $\pm$  4,000 SF
  - Warehouse:  $\pm$  16,000 SF
  - Tiltwall w/ Stone Façade Offices
  - Free Standing
  - Concrete Fenced Yard
  - 3 Grade Level Doors
  - 3 Phase / 480 V
  - 40' Eave Height
  - 40T Crane Ready
  - Deed Restricted Commercial / Light Industrial Use
- Lease Rate: \$1.25 PSF /NNN
- OPEX: \$4,400 per month
- **NO HARVEY DAMAGE**



**Location:** Great Access to Major Arteries, Ports and Refineries. SE Quadrant of Houston Between Beltway 8 and Red Bluff Road; SE Corner Entrance of Port Commerce Business Park.

**CONTACT**

**SMITH RAINES COMPANY**

**CAROLYN FINCHER, BROKER**

1307 Bluebonnet Drive Taylor Lake Village, TX 77586

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smithraines@yahoo.com







**ALSO CONSIDER**

## PORT COMMERCE BUSINESS PARK - 72 Acres

### 4484 GENOA RED BLUFF ROAD



#### 4 NEW Tiltwall Buildings

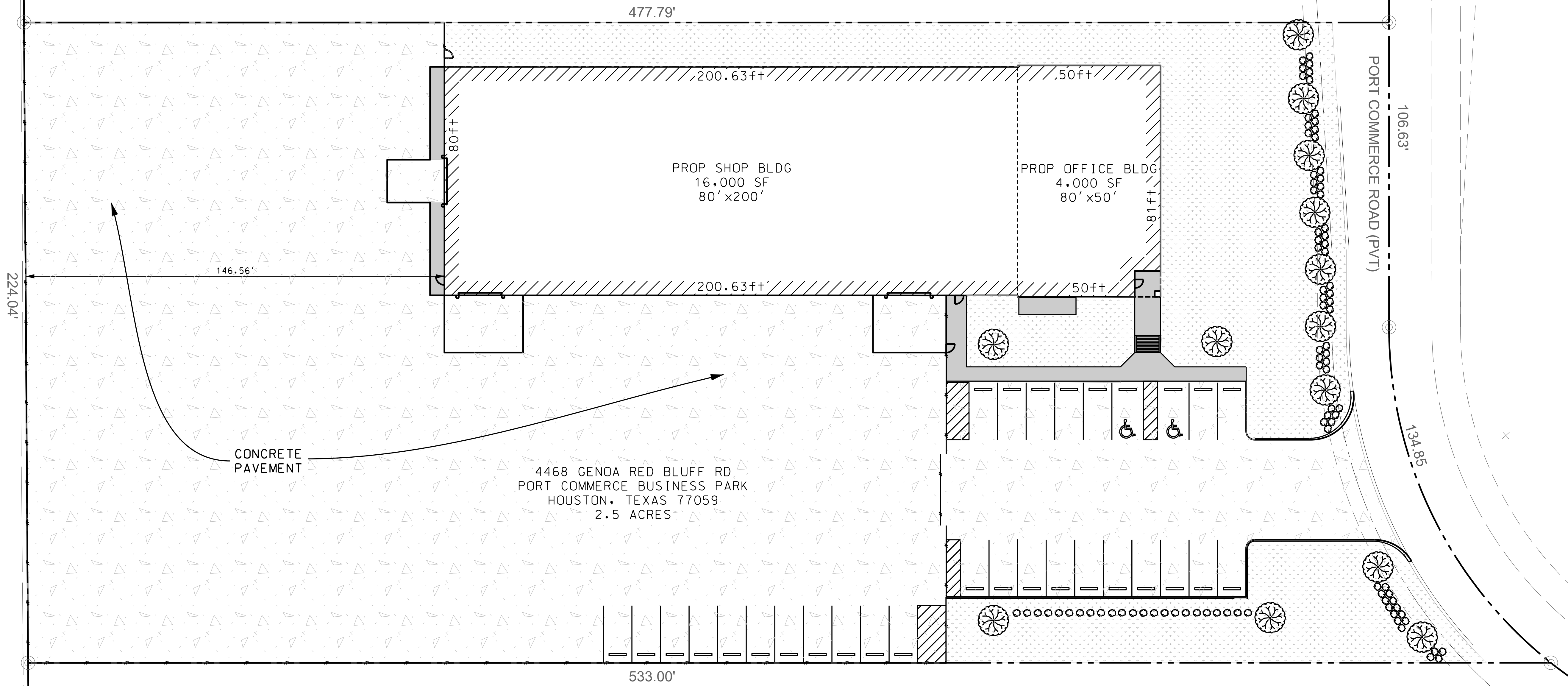
- A. ± 14,200 SF Building including **-LEASED**  
± 11,200 SF WH with ± 3,000 SF Offices
- B. ± 14,200 SF Building including **-LEASED**  
± 11,200 SF WH with ± 3,000 SF Offices
- C. ± 14,000 SF Building including **-AVAILABLE**  
± 11,000 SF WH with ± 3,000 SF Offices
- D. ± 17,625 SF Building including **-LEASED**  
± 14,600 SF WH with ± 3,000 SF Offices

OFF SITE DETENTION



#### 4452 - 4484 GENOA RED BLUFF ROAD EXISTING FACILITIES

Action Gypsum Supply  
Mundy Companies  
IPS Industries  
Versa Integrity Group  
Magid Industrial Supplies  
Blanchard Industrial Contractors  
Big Red Taylor Equipment Rental  
IHTS  
Axis Industries





## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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
<b>Carolyn S Fincher, Broker</b>	<b>0264787</b>	<b>smithraines@yahoo.com</b>	<b>(713)299-3192</b>
Designated Broker of Firm	License No.	Email	Phone
<b>LeDon Wissner, Broker Associate</b>	<b>0458007</b>	<b>LeDonWissner@gmail.com</b>	<b>(832)818-5092</b>
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](http://www.trec.texas.gov)