

**±4,536 SQ.FT.
SINGLE-TENANT
WAREHOUSE -
FOR LEASE**



6836 BOURGEOIS ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±4,536 SF Total
- ▶ ±1,020 SF Office
- ▶ 100% HVAC
- ▶ 20' Clear Height
- ▶ 3 Phase 480v 200 AMPS
- ▶ One (1) - 14' x 14' Overhead Door
- ▶ Grade-Level Metal Building
- ▶ Located in NW Houston Within Close Proximity to State Hwy 249, Beltway 8 and FM 1960
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

Dylan Schopper, CCIM, SIOR
Dylan.Schopper@FinialGroup.com
(713) 422-2089

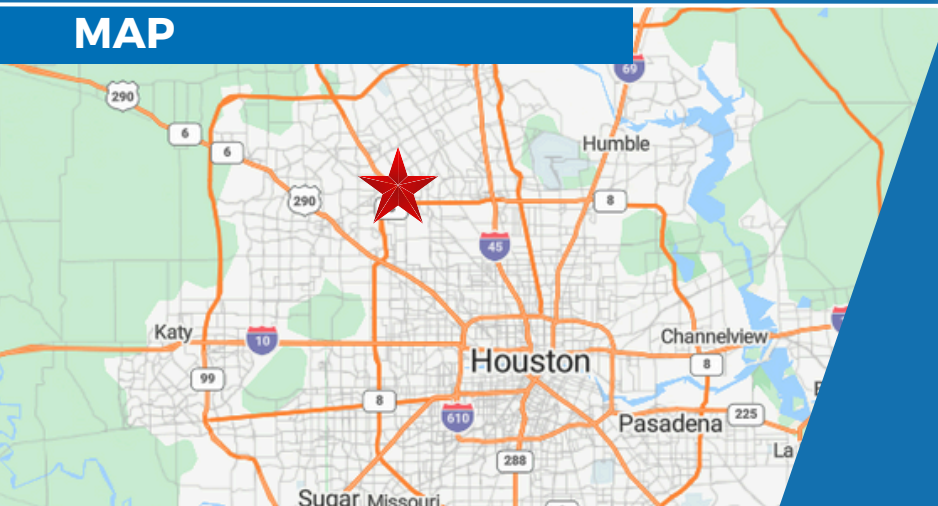
Christian Villarreal
Christian.Villarreal@FinialGroup.com
(713) 814-3873



6836 BOURGEOIS ROAD, HOUSTON, TEXAS

Located at 6836 Bourgeois Road, this single-tenant warehouse offers a substantial leasing opportunity with 4,536 square feet of space, which includes approximately 1,020 square feet of office area. Positioned in northwest Houston, the facility is conveniently close to State Highway 249, Beltway 8, and FM 1960. It features one 14' x 14' overhead door and a 20-foot clear height, making it ideal for a variety of operational needs. This building is fully equipped with HVAC as well as 3-phase 480V 400 amps power.

MAP



CONTACT INFORMATION

Dylan Schopper, CCIM, SIOR

Dylan.Schopper@FinialGroup.com
(713) 422-2089

Christian Villarreal

Christian.Villarreal@FinialGroup.com
(713) 814-3873

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- 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.

- 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.

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 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.

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.

Phone

Phone

Phone

Phone

Date _____