FinialGroup

±44,358 SF SINGLE-TENANT INDUSTRIAL WAREHOUSE FOR LEASE

13027 GULF COMMERCE DRIVE, HOUSTON, TEXAS

PROPERTY FEATURES

- ±44,358 SF Total Building Size with ±35,788 SF Climate Controlled Warehouse, ±2,646 SF Finished Office Space, and ±6,106 SF Secondary Storage Warehouse
- 10'x10' Dock High Door
- 10'x10' Semi Dock-Ramp Up
- 12'X12' Dock Door-Ramp Up
- ±10,000 SF Outdoor Storage Area - Gated and Fenced
- 20'x10' Storefront Windows
- Over 90 Parking Spaces
- **PLEASE CONTACT BROKER FOR PRICING**

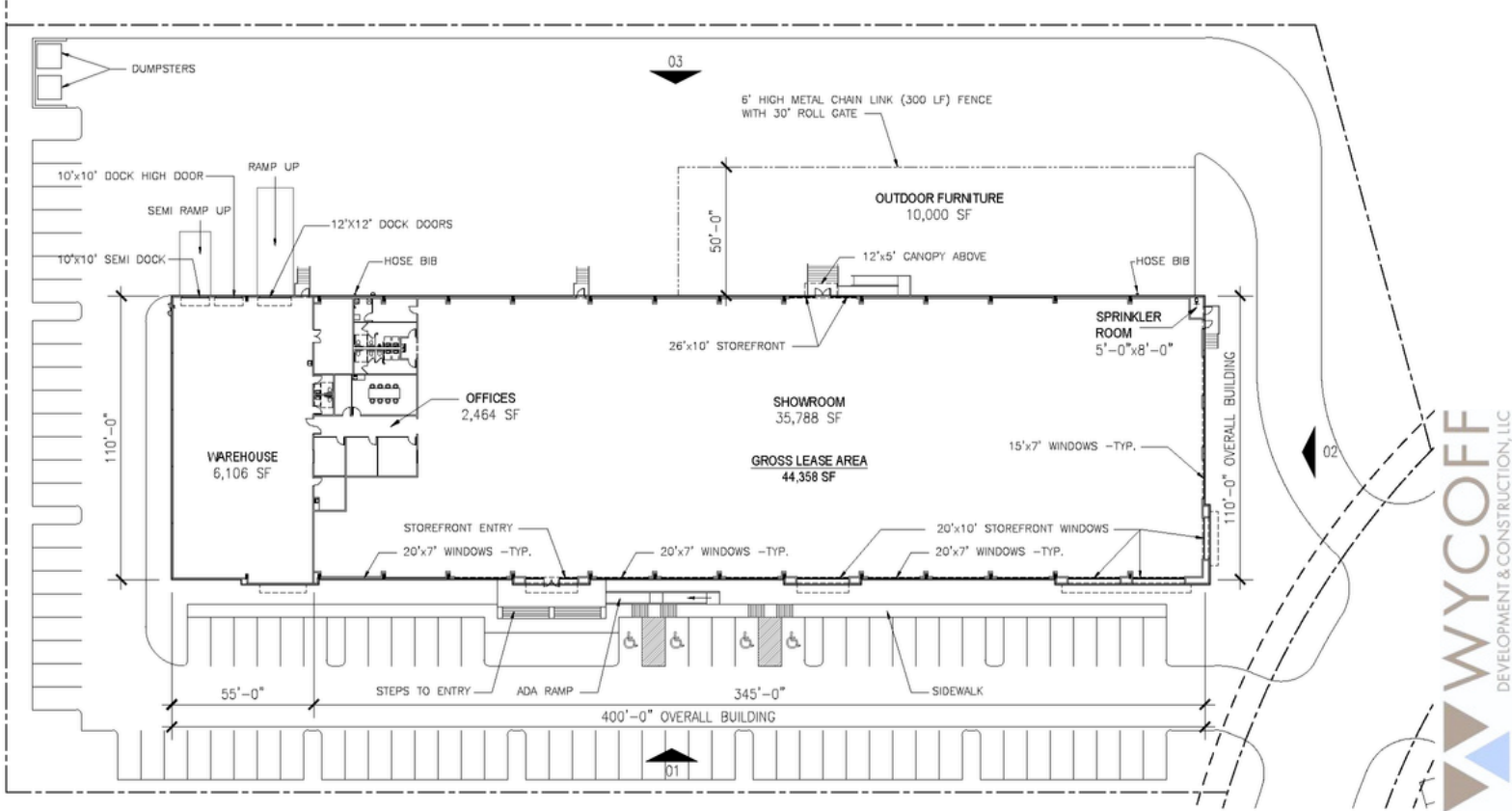## CONTACT INFORMATION

Jason Gibbons
Jason.Gibbons@FinialGroup.com
(713) 422-2087

Keith Bilski, CCIM, SIOR
Keith.Bilski@FinialGroup.com
(713) 422-2090

Site plan labels:
- DUMPSTERS
- 03
- 6' HIGH METAL CHAIN LINK (300 LF) FENCE WITH 30' ROLL GATE
- 10'x10' DOCK HIGH DOOR
- RAMP UP
- OUTDOOR FURNITURE 10,000 SF
- SEMI RAMP UP
- 12'X12' DOCK DOORS
- 12'x5' CANOPY ABOVE
- HOSE BIB
- 10'x10' SEMI DOCK
- HOSE BIB
- 26'x10' STOREFRONT
- SPRINKLER ROOM 5'-0"x8'-0"
- 50'-0"
- OFFICES 2,464 SF
- SHOWROOM 35,788 SF
- WAREHOUSE 6,106 SF
- GROSS LEASE AREA 44,358 SF
- 110'-0" OVERALL BUILDING
- 110'-0"
- 15'x7' WINDOWS –TYP.
- 02
- STOREFRONT ENTRY
- 20'x10' STOREFRONT WINDOWS
- 20'x7' WINDOWS –TYP.
- 20'x7' WINDOWS –TYP.
- 20'x7' WINDOWS –TYP.
- 55'-0"
- STEPS TO ENTRY
- ADA RAMP
- 345'-0"
- SIDEWALK
- 400'-0" OVERALL BUILDING
- 01
- WYCOFF DEVELOPMENT & CONSTRUCTION, LLC

13027 GULF COMMERCE DRIVE, HOUSTON, TEXAS

This Master Planned Industrial Business Park is situated in a premier location within a thriving industrial hotspot. As a Class A Business Park, it offers outstanding freeway visibility with two ingress/egress points and immediate access to I-45 and Beltway 8.

Ideal for small to mid-size users, the facility provides 44,358 SF of distribution or manufacturing space in one of Houston's most supply-constrained industrial submarkets. Key features include ESFR sprinkler systems, high-efficiency LED lighting, exterior dock doors, drive-in doors, trailer storage, and parking for over 90 vehicles.

Adjacent to successful tenants like Lennox Stores®, Leaf Home Bath, Reece HVAC, Texas Injection Molding, and SouthernCarlson, Inc., this business park ensures a thriving community. Secure your space today and enjoy the benefits of a prime location and advanced facilities.

MAP
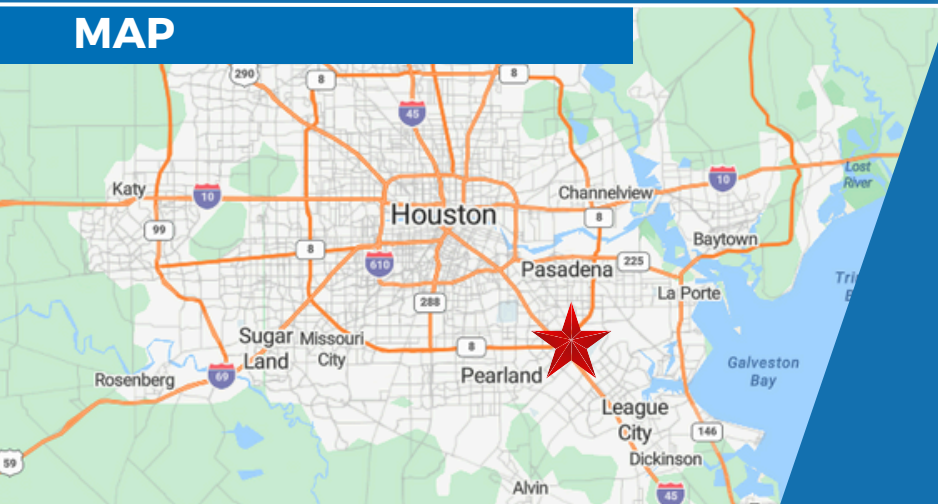
CONTACT INFORMATION

Jason Gibbons
Jason.Gibbons@FinialGroup.com
(713) 422-2087

Keith Bilski, CCIM, SIOR
Keith.Bilski@FinialGroup.com
(713) 422-2090

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.

Finial Group, LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
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

IABS 1-0