

**±16,500 SQ.FT.
SINGLE-TENANT
INDUSTRIAL
WAREHOUSE
FOR LEASE**



15055 WEST DR, HOUSTON, TEXAS



PROPERTY FEATURES

- AVAILABLE IMMEDIATELY
- ±16,500 Total SF with ±1,500 SF of Office Space
- LED Warehouse Lighting
- 10-Ton Crane Ready
- 28-Foot Clear Height
- 3 Phase / 480 V / 400 AMPS
- Fully Fenced and Gated
- Four (4) 14'x12' Grade Level Doors
- Three (3) 14'x16' Grade Level Doors
- PLEASE CONTACT BROKER FOR PRICING

CONTACT INFORMATION

Tyler Holt

Tyler.Holt@FinialGroup.com
(713) 347-6874

Jason Gibbons

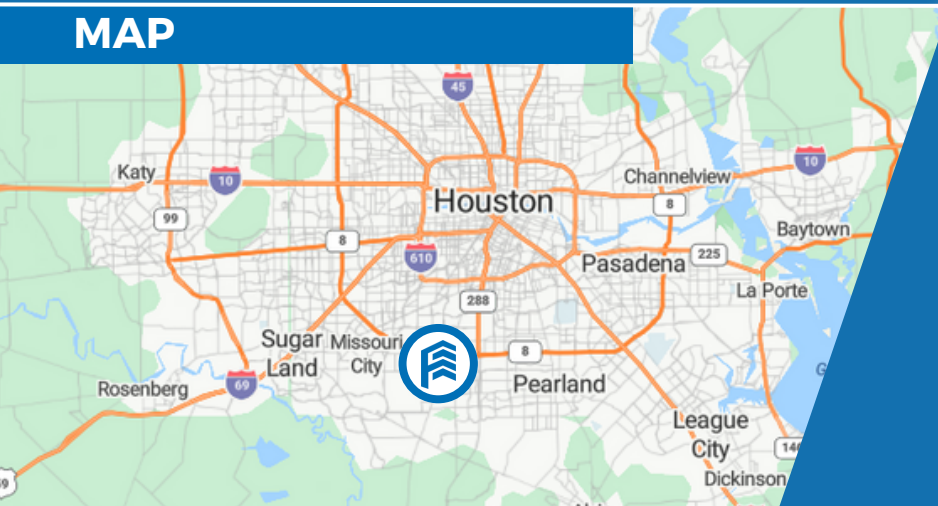
Jason.Gibbons@FinialGroup.com
(713) 422-2087



15055 WEST DR, HOUSTON, TEXAS

15055 West Dr – Premier Single-Tenant Industrial Facility, strategically positioned in South Houston's established industrial corridor, 15055 West Drive offers exceptional access to Beltway 8 and Highway 288. This well-designed property delivers functionality, efficiency, and security suited for a wide range of industrial users. Property features crane-ready (up to 10 tons), 28- foot clear height, seven (7) grade-level doors, secure outdoor storage along the sides and rear, and a fully fenced and gated lot. The facility also features high-bay LED warehouse lighting and a well-balanced office-to-warehouse ratio, supporting light to medium industrial operations such as manufacturing, fabrication, distribution, and assembly.

MAP



CONTACT INFORMATION

Tyler Holt

Tyler.Holt@FinialGroup.com
(713) 347-6874

Jason Gibbons

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

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.

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 _____