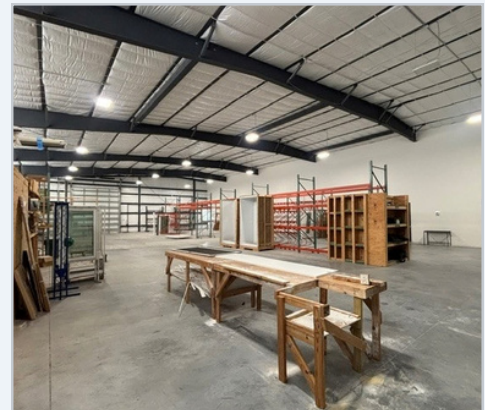
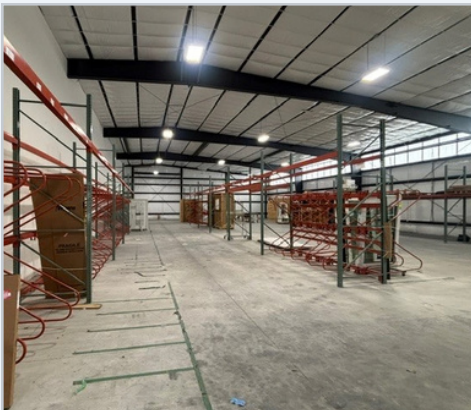




±11,938 SF SINGLE-TENANT INDUSTRIAL WAREHOUSE – FOR LEASE

11004 BAY COMMERCE DRIVE, HOUSTON, TEXAS

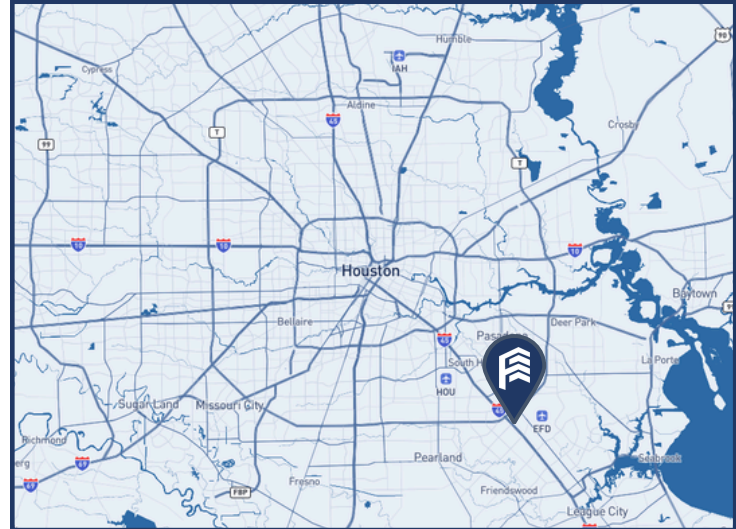
BUILDING SIZE**±11,938 SF****PARKING****26 Spots****LOADING****Dock-High and
Grade-Level****AVAILABILITY****Immediate**

PROPERTY FEATURES

- Master-Planned Business Park
- ±11,938 SF With ±4,249 SF Office
- Six (6) Offices, Conference Room, Bullpen/Workshop, And Break Room
- Office Furniture & Warehouse Racking Included
- 3-Phase, 480V, 400-Amp Power
- LED Lighting Throughout
- 14' × 16' Grade-Level Door And 10' × 10' Dock-High Door
- Ideal For Manufacturing, Distribution, And Industrial Users
- Immediate Access to Beltway 8 And I-45 Frontage

PLEASE CONTACT BROKER FOR PRICING

LOCATION MAP



LOCATION OVERVIEW

Gulf Point Business Park is a Class A development located within one of Houston's most active and highly sought-after industrial corridors, offering immediate access to both I-45 and Beltway 8. The ±11,938 SF Single-Tenant industrial facility features ±4,249 SF of office space, 3-phase 480V/400-amp power, LED lighting, warehouse racking, office furniture, and both grade-level and dock-high loading. The highly functional layout is ideally positioned to accommodate distribution, light manufacturing, and a broad range of industrial users. The property benefits from a strong and established industrial tenant base, with prominent national and regional users including Lennox USA®, Sherwin Williams, REECE, National Technical Institute, Texas Injection Molding, and Southern Carlson, Inc.

CONTACT INFORMATION

Jason Gibbons

(713) 422-2087

Jason.Gibbons@FinialGroup.com**Tyler Holt**

(713) 347-6874

Tyler.Holt@FinialGroup.com



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