

FOR LEASE



WAREHOUSE SPACE

For Lease

5719 Cunningham Rd | Houston, TX 77041

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PROPERTY INFO



PROPERTY DESCRIPTION

Warehouse for lease in northwest Houston is located at 5717 Cunningham Road in Houston, Texas. Additional office trailer available. Additional 60,000 sf of stabilized yard available with or without the warehouse. Site is located in an industry-heavy area. This spacious building offers a total of 10,560 square feet, making it ideal for a variety of industrial uses. The property features a large open floor plan, high ceilings, and ample parking space for employees and visitors.

Situated in a highly desirable area with easy access to major transportation routes, this property is perfect for businesses looking to expand or relocate to a prime location in Houston. Don't miss this opportunity to lease a versatile industrial space in a thriving business community.

Contact us today to schedule a tour and see all that this property has to offer.

SPACE AVAILABILITY

UNIT	SF	RATE
5717 (5.2026)	9,000 SF	\$12.00/sf (NNN)

This crane-ready warehouse includes 800 SF of office space with a dedicated break room, three grade-level overhead doors, 400amp/480v power and a fully fenced, paved, and stabilized yard

PROPERTY HIGHLIGHTS

- Up to 9,000 SF Spaces Available: Office 700-800 SF
- +/- 700-800 SF Office
- 10 Ton Crane
- 400 amp+/480v Electrical
- Convenient Access to Beltway 8, 1 Mile East
- 60,000 SF Stabilized Yard Space Available With or Without Property
- Great location with immediate access to I-45, Hardy Toll, and Beltway 8
- Minutes from The Woodlands and Intercontinental Airport

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____