

14236 GAINESVILLE ST

Houston, TX 77015

FOR LEASE

32,600 SF Warehouse | 43,000 SF Corner Lot

3 Dock-High Doors + 1 Grade-Level Drive-In

3-Phase 240V/400A | 3 A/C Offices | Live/Work Unit

½ Mile to Beltway 8 | 1 Mile to I-10

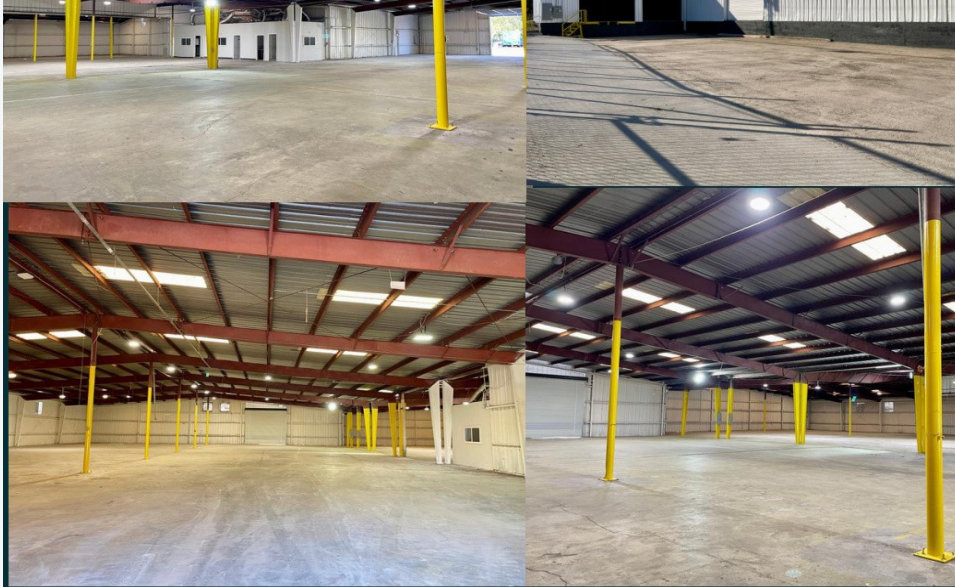
Contact: Sepi Akhavi | (832) 545-7393 | SepiAkhavi@kw.com

KW Memorial Keller Williams Realty | 730 N. Post Oak Rd, Suite 311, Houston TX 77024

PROPERTY HIGHLIGHTS

14236 Gainesville St, Houston TX 77015

FOR LEASE



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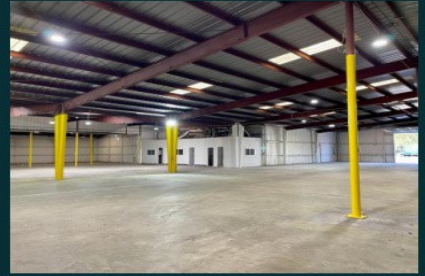
Warehouse SF	32,600 SF
Lot Size	43,000 SF
Frontage	Corner — 3-Sided
Dock Doors	3 High + 1 Grade Level
Clear Height	17-20 ft
Power	3-Phase, 240V / 400 Amp
Offices	3 A/C + 2 Restrooms
Live/Work	820 SF, 2 Bed / 1 Bath
Parking	13 Spaces
Security	360° Gated System
Year Built	1986 / Renovated 2023
Lease Rate	Call for Pricing

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PHOTO GALLERY

FOR LEASE



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BUILDING SPECIFICATIONS

Total Warehouse

32,600 SF (Two Buildings)

Lot Size

43,000 SF — Corner Lot

Clear Height

17 ft lower / 20 ft main section

Dock Door 1

10'W × 14'H (High Dock)

Dock Door 2

12'W × 14'H (High Dock)

Large Roll-Up

17'W × 14'H (by dock)

Drive-In Door

12'W × 14'H (Gainesville side)

Power

3-Phase, 240V, 400 Amp

A/C Offices

3 Air-Conditioned Offices

Restrooms

2 Restrooms

Live/Work Unit

820 SF — 2 Bed / 1 Bath / Kitchen

Parking

13 Spaces

Lighting

New LED + Energy Skylights

Security

360° System — Fully Fenced & Gated

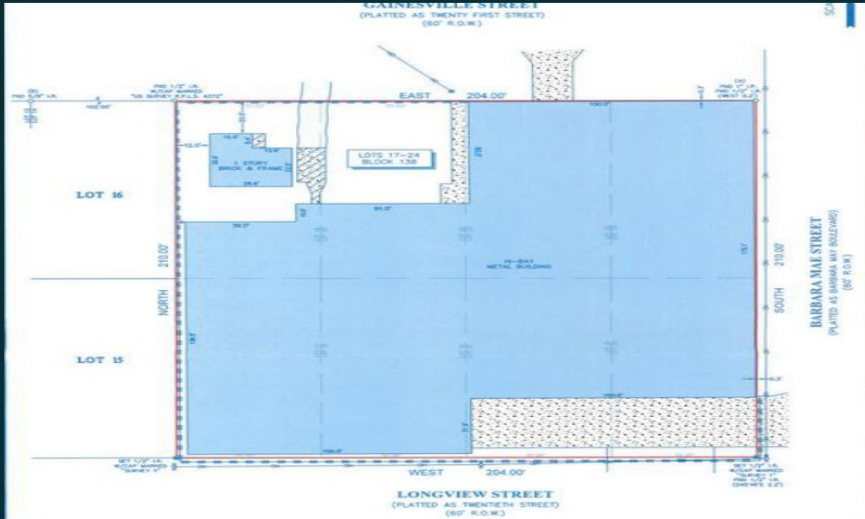
Lease Rate: Call Sepi Akhavi for Pricing | (832) 545-7393 | SepiAkhavi@kw.com

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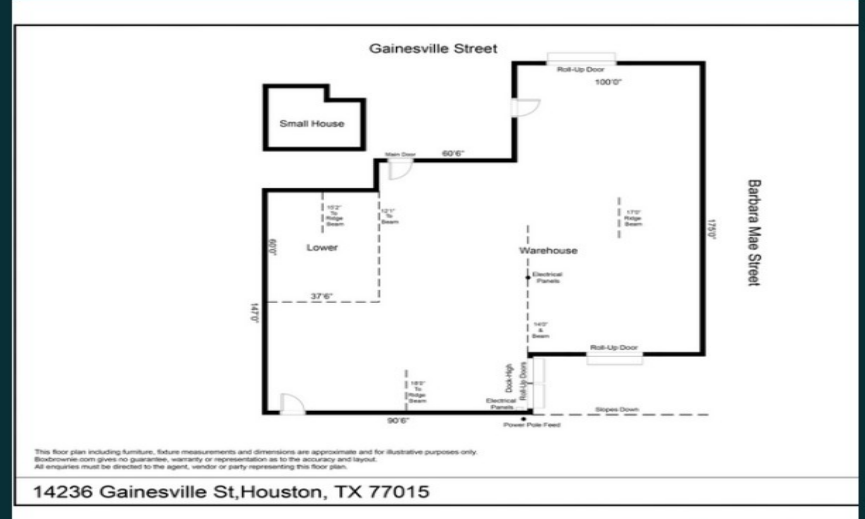
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FLOOR PLAN & SURVEY

14236 GAINESVILLE ST HOUSTON TX 77015



FLOOR PLAN & SURVEY



14236 Gainesville St, Houston, TX 77015

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LOCATION OVERVIEW



Virtual Tour: youtu.be/V4ZMqWfIZfE

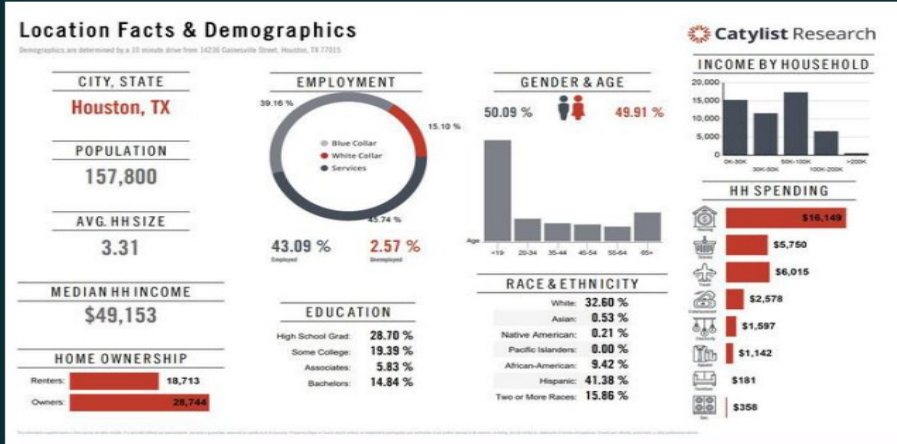
LOCATION HIGHLIGHTS

- ✓ ½ Mile from Beltway 8
- ✓ 1 Mile from I-10
- ✓ Near Generation Park (4,000 acres)
- ✓ Proximity to Houston Ship Channel
- ✓ Close to Retail & Service Hubs
- ✓ Harris County Water & Sewer
- ✓ Virtual Tour Available

DEMOGRAPHICS & TRAFFIC COUNT

14236 GAINESVILLE ST
HOUSTON TX 77015

DEMOGRAPHICS



Traffic Count	
East Sam Houston	109.125125D
Woodforest Blvd	16,205 VPD
Barbara Mae St	5,777 VPD

Fal Only

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable.

However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisers should conduct your own investigation of the property and transaction.

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Information About Brokerage Services

These are important information concerning the types of brokerage services provided by a broker and the duties of a sales agent.

11-2-2015

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 assumes the property owner's agent through an agreement with the owner, usually in a written listing or real 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 subsequent by the broker 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 or subsequent by the broker 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 both parties 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 licensee 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 allowed by a prior law that is in effect by asking permission:
 - That the broker/owner will accept a price less than the price included 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 licensee holder acts as a subagent when acting as 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 return a copy for your records.

Licensed Broker/Sales Agent Name or Primary Contact Name	License No.	Email	Phone
Michael Rosant	589215	mrosant@kw.com	(713) 461-9393
Designated Title Officer of Firm	610221	Rogers@kw.com	713-461-9393
Licensed Supervisor of Sales Agent Associate	610221	Rogers@kw.com	713-461-9393
Supervisor of Sales Agent Associate	610221	Rogers@kw.com	713-461-9393
Sales Agent Associate Name	License No.	Email	Phone

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