



NEW CONSTRUCTION INDUSTRIAL PARK

THEALL BUSINESS PARK

**FOR SALE
OR LEASE**

6702 THEALL ROAD, HOUSTON, TX 77066

BUILDING SIZE

6,000 SF

8,000 SF

LEASE RATE

\$1.10 NNN

\$1.10 NNN

SALE PRICING

**CONTACT
BROKER**

INDUSTRIAL PARK FEATURES

- 8 BUILDING INDUSTRIAL PARK

BUILDING HIGHLIGHTS

- FENCED CONCRETE YARDS
- 20' to 26' EAVE HEIGHTS
- 3-PHASE 480V
- 200A – 400A AVAILABLE
- 16' x 16' GRADE LEVEL DOORS

LOCATION HIGHLIGHTS

- NORTHWEST HOUSTON
- ~1.3MI FROM HWY 290
- ~1.8MI FROM HWY 249
- ~2.5MI FROM BELTWAY 8



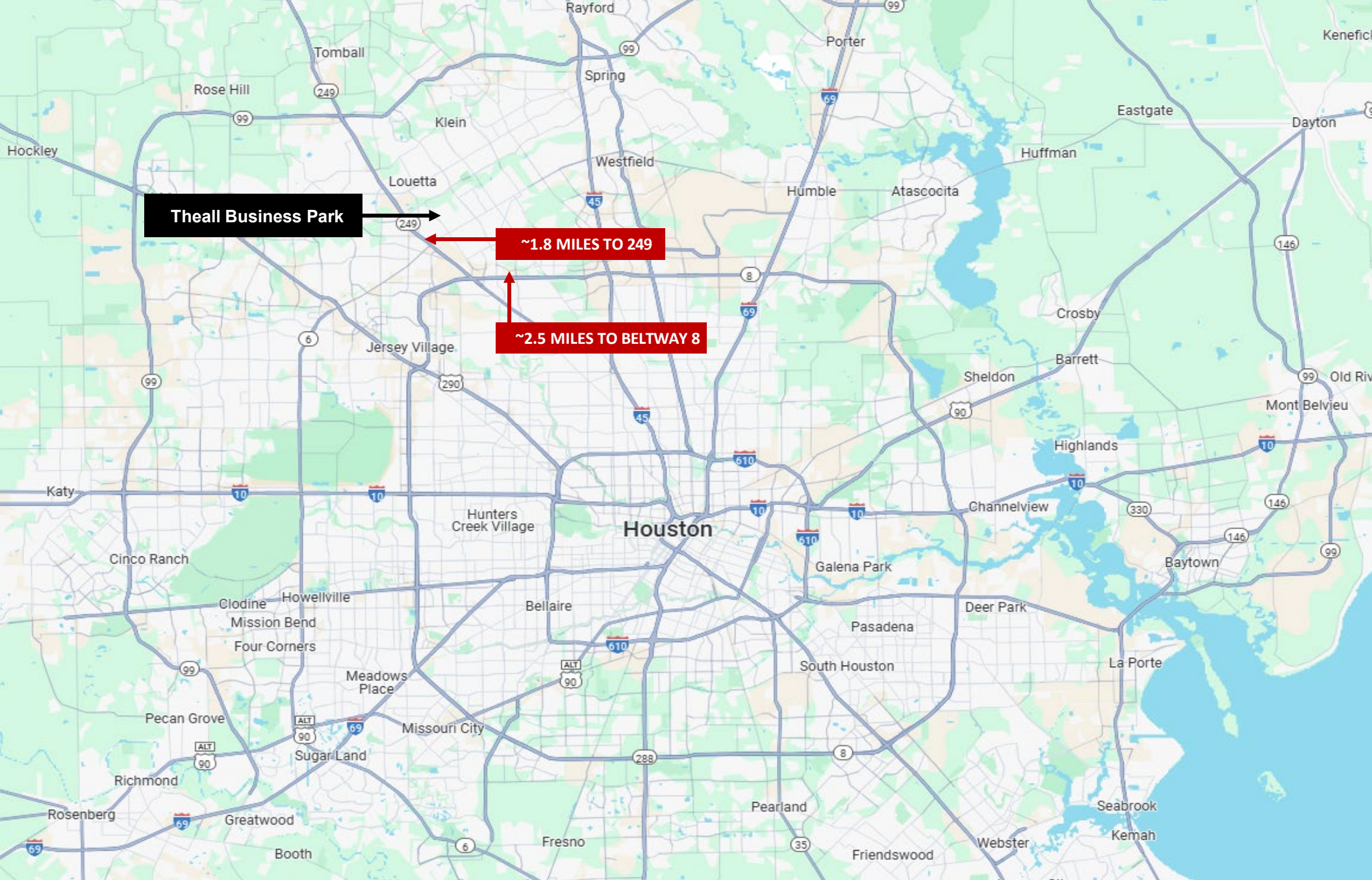
FOR MORE INFORMATION

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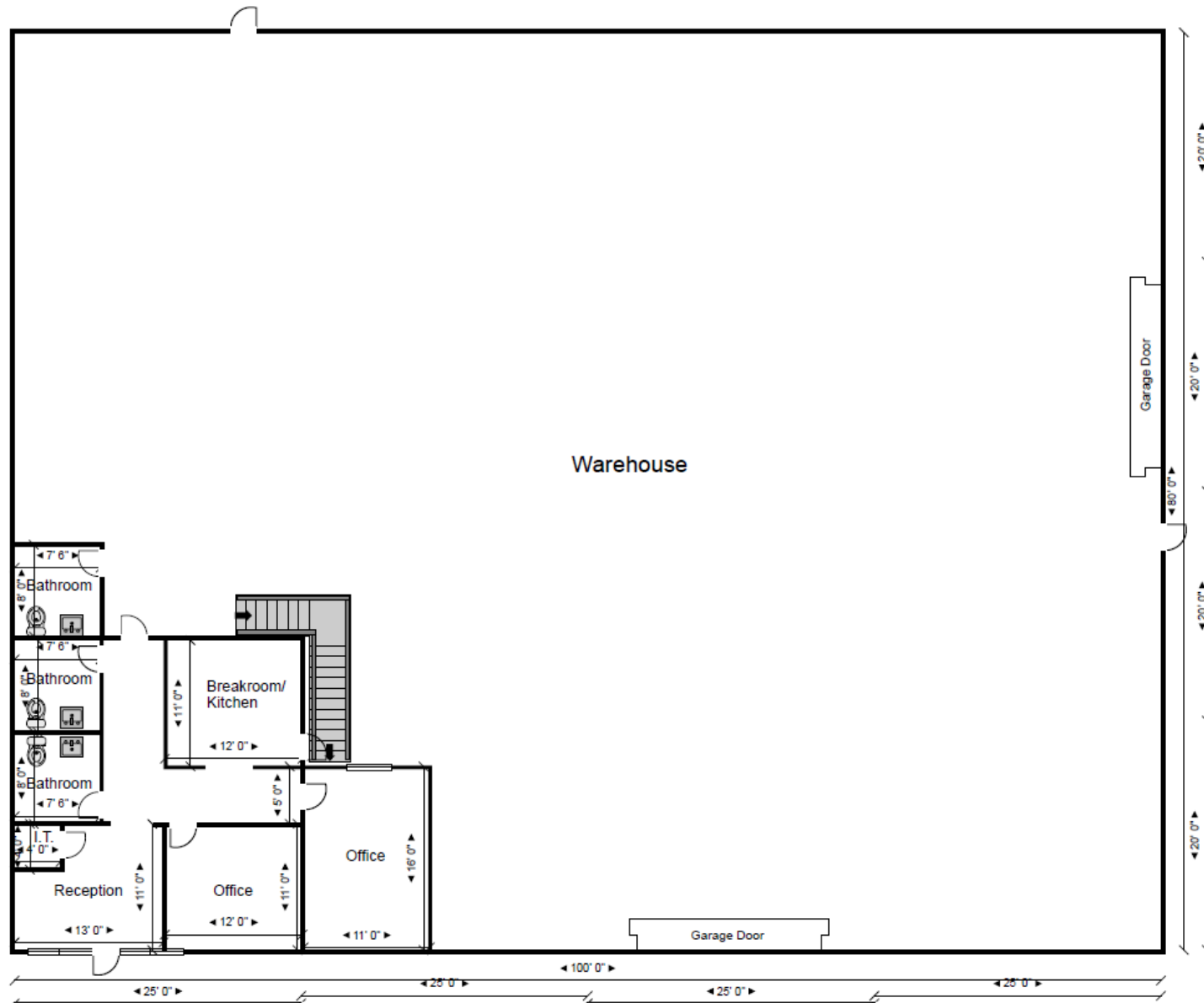
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Building 2
Total Office SF: 911
Total Warehouse SF: 7,089
Total SF: 8,000

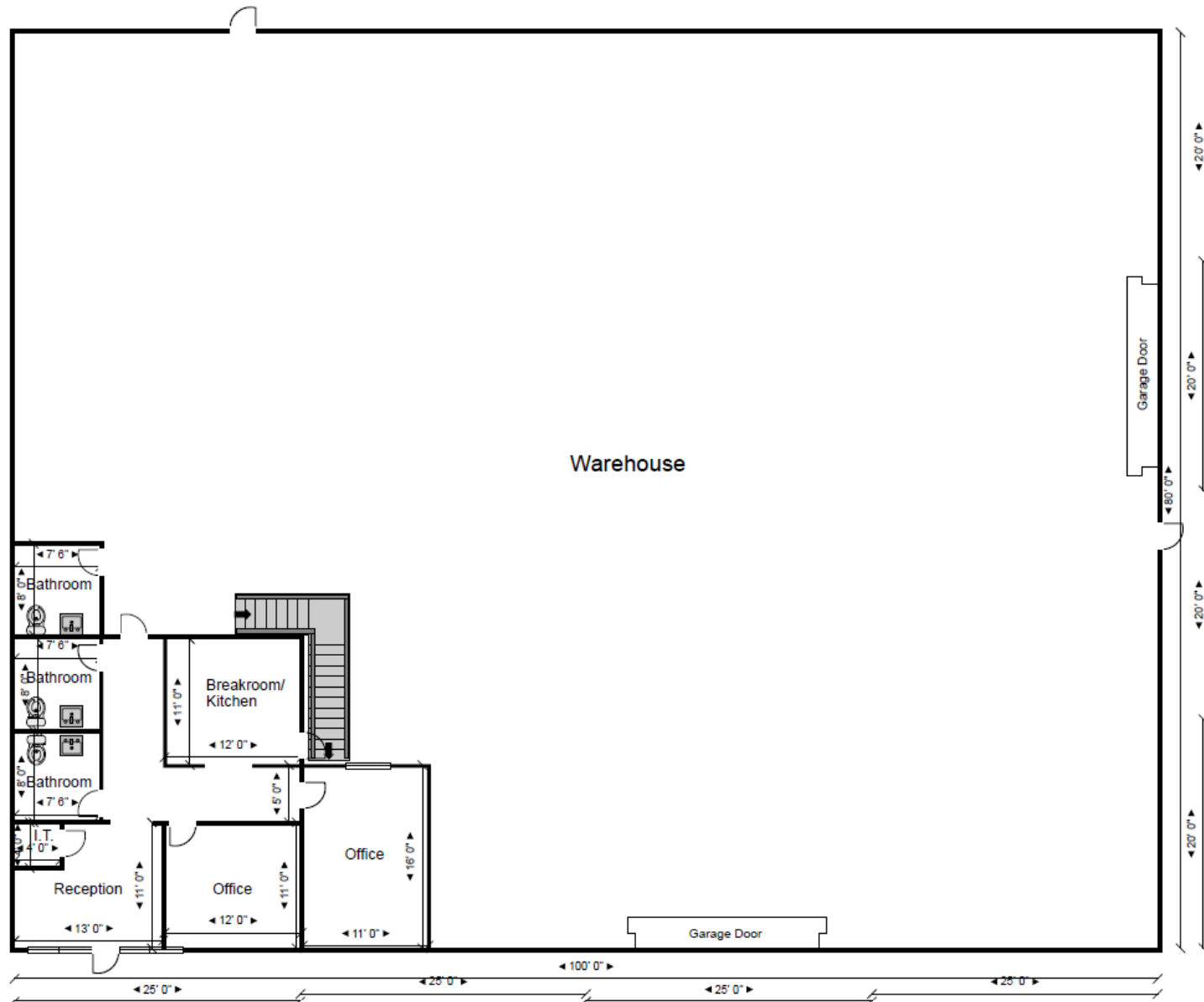
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Building 5
Total Office SF: 911
Total Warehouse SF: 7,089
Total SF: 8,000

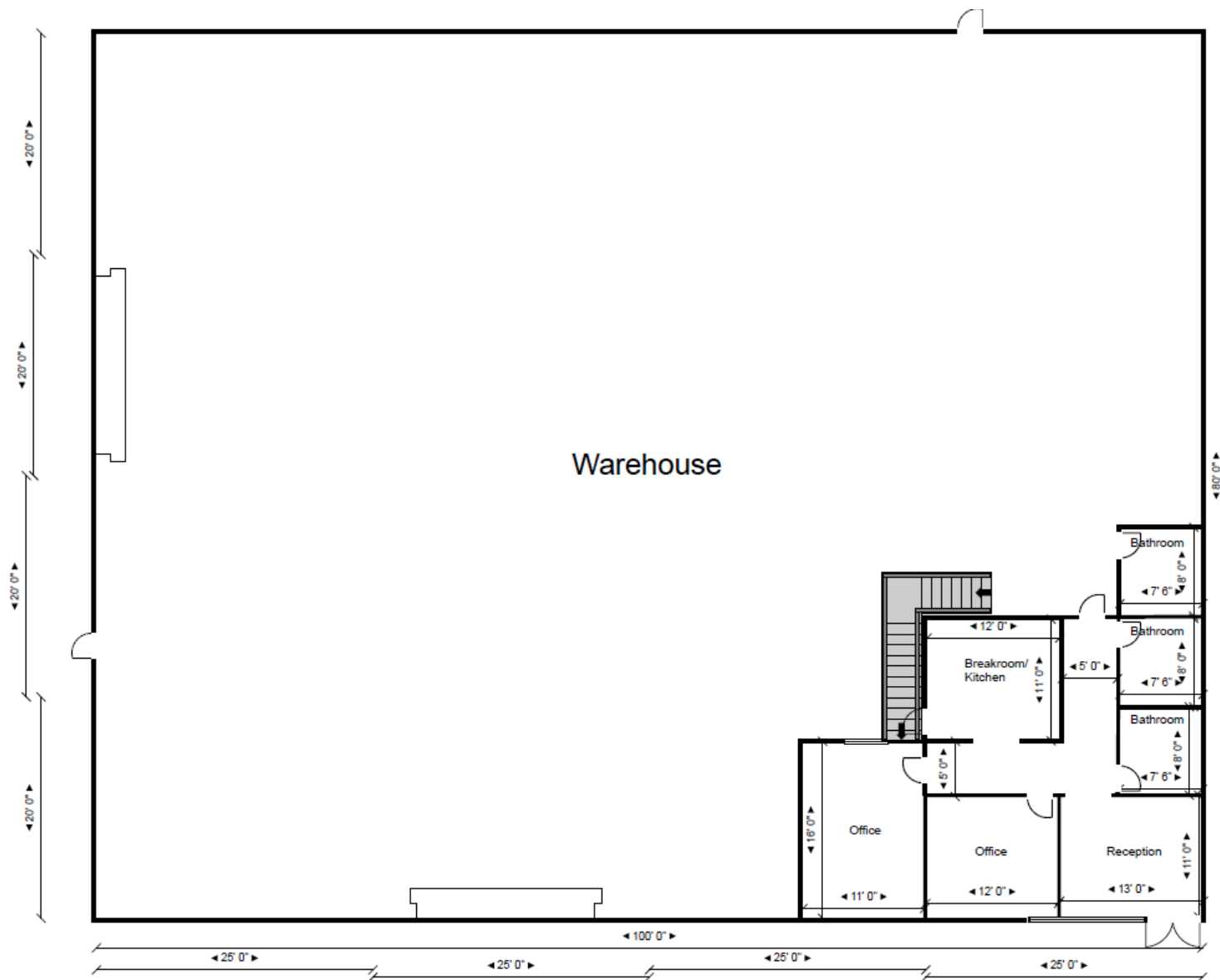
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Building 6
Total Office SF: 911
Total Warehouse SF: 7,089
Total SF: 8,000

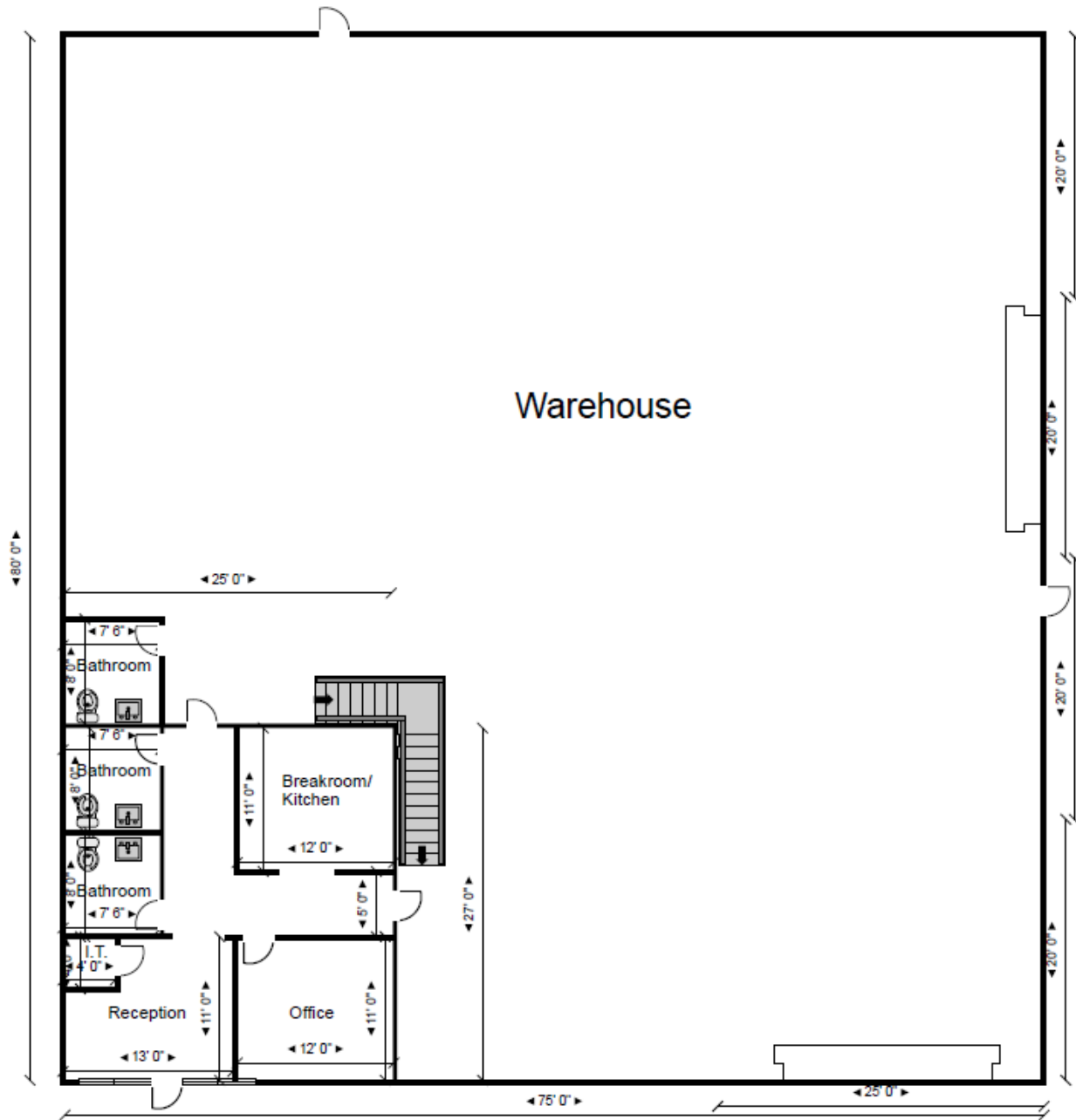
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Building 7
Total Office SF: 735
Total Warehouse SF: 5,265
Total SF: 6,000

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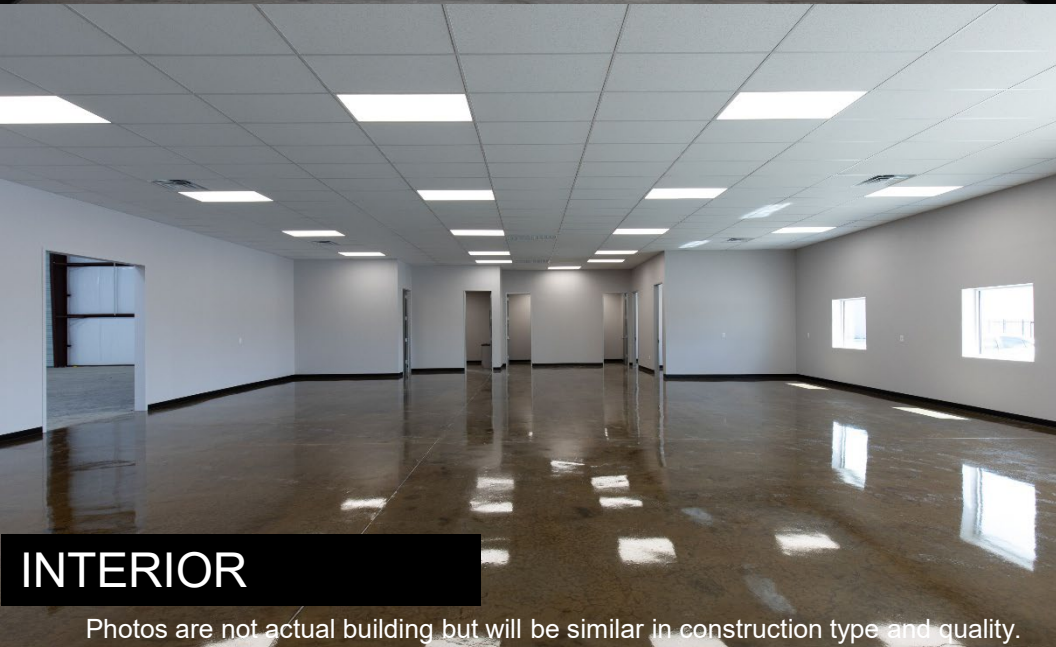
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INTERIOR

Photos are not actual building but will be similar in construction type and quality.

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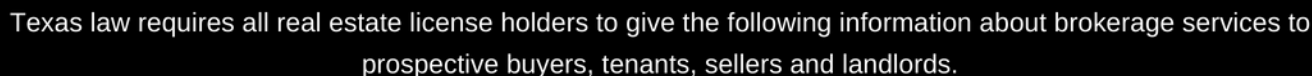
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- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all other, including the broker's own interest;
- 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 BUYER/TENANT: The broker becomes the buyers/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.

- 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 opinion 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.

- 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 purposed. 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.

JLS BROKERAGE INC.	607133	JLS@JLSINV.COM	8324364249
Licensee/Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>JOSHUA ALAN LASS-SUGHRUE</u>	<u>539635</u>	<u>JLS@JLSINV.COM</u>	<u>8324364249</u>
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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DAVIS AMANYISYE	674445	DAVIS.AMANYISYE@JLSCRE.COM	832353143
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date _____

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