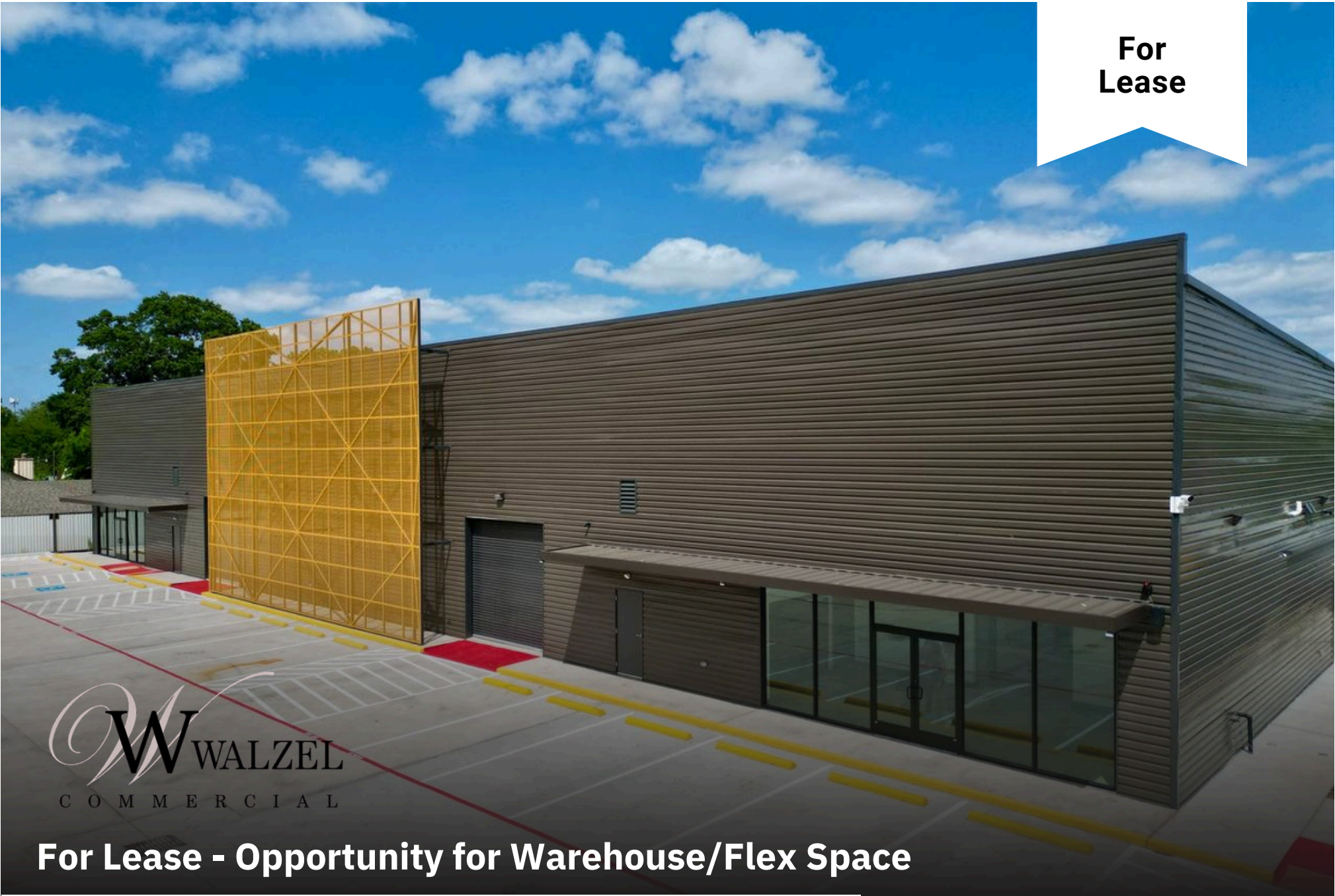




**For
Lease**



For Lease - Opportunity for Warehouse/Flex Space

11907 Bedford St Houston, TX 77031
~8,500SFwarehouse+~1,250SFoffice/showroom per unit

Shayan Malayerizadeh
832-278-3711 | shayan@walzelproperties.com

For Lease - Warehouse/Flex Space in

For lease new warehouse/flex space in Houston, ideally positioned near the Sugar Land and Stafford markets. Each unit offers approximately 8,500 SF of clear-span warehouse space and 1,250 SF of high-end office/showroom buildout, featuring a reception area, two private offices, a breakroom, two restrooms, and a dedicated mudroom.

Shayan Malayerizadeh

832-278-3711

shayan@walzelproperties.com

Property Details

- New Construction
- ~8,500 SF warehouse + ~1,250 SF office/showroom per unit
- Class A office features: reception, 2 private offices, breakroom, 2 restrooms, mudroom One (1) drive-in grade-level door per unit
- 24' clear height
- Fully insulated metal-frame structure
- Open-span, column-free warehouse layout
- Power: 3-phase, 200A, 208V (upgradeable)
- Fully fenced site with two automatic entry gates
- 26 dedicated parking spaces
- Convenient access to Hwy 59, Beltway 8 (Sam Houston Tollway), and Hwy 90
- Located in an established submarket with strong demographics

Contact Broker for Pricing



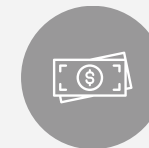
550.4k

CURRENT POPULATION
WITHIN 5 MILES



+21%

POPULATION GROWTH
WITHIN 5 MILES
FROM 2024 TO 2029

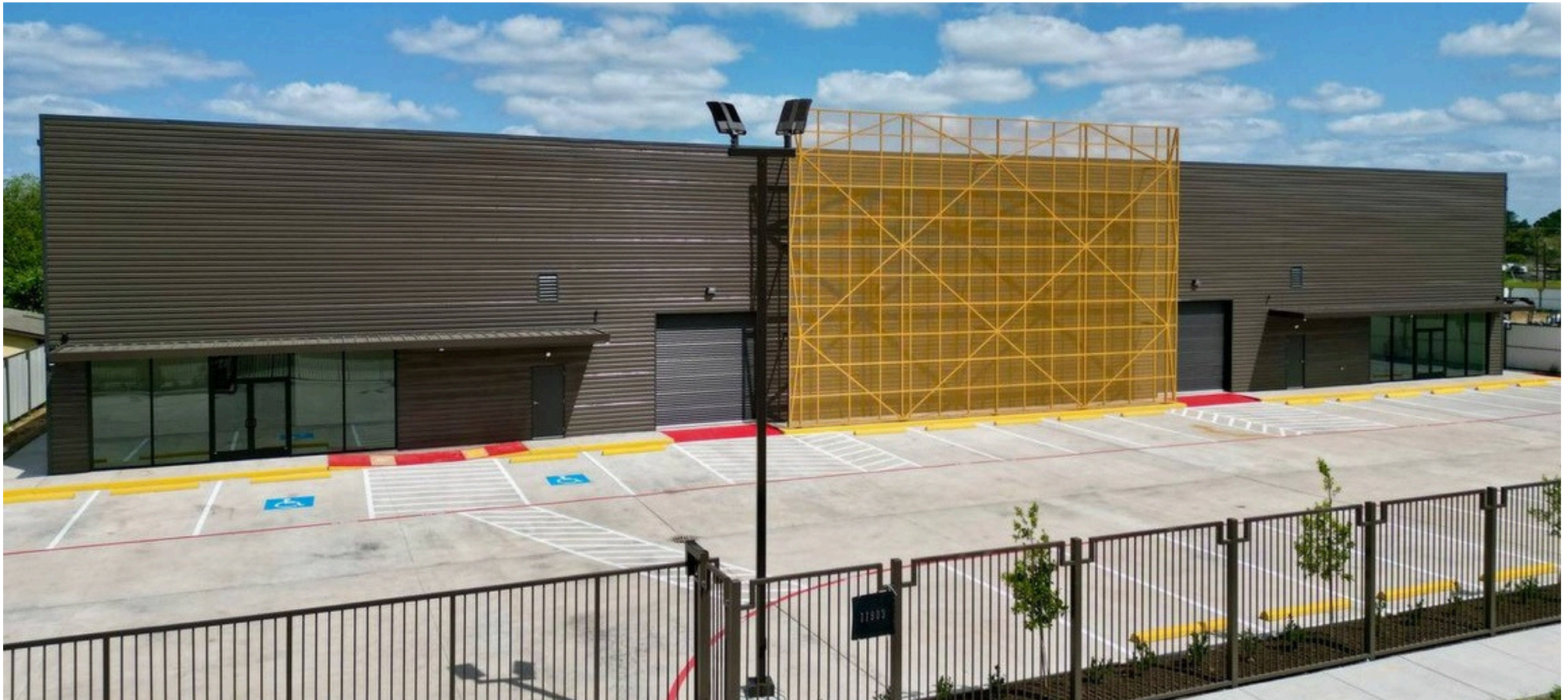


+10%

AVERAGE HHI
Growth
WITHIN 5 MILES
NEXT 3 YEARS

Property Description

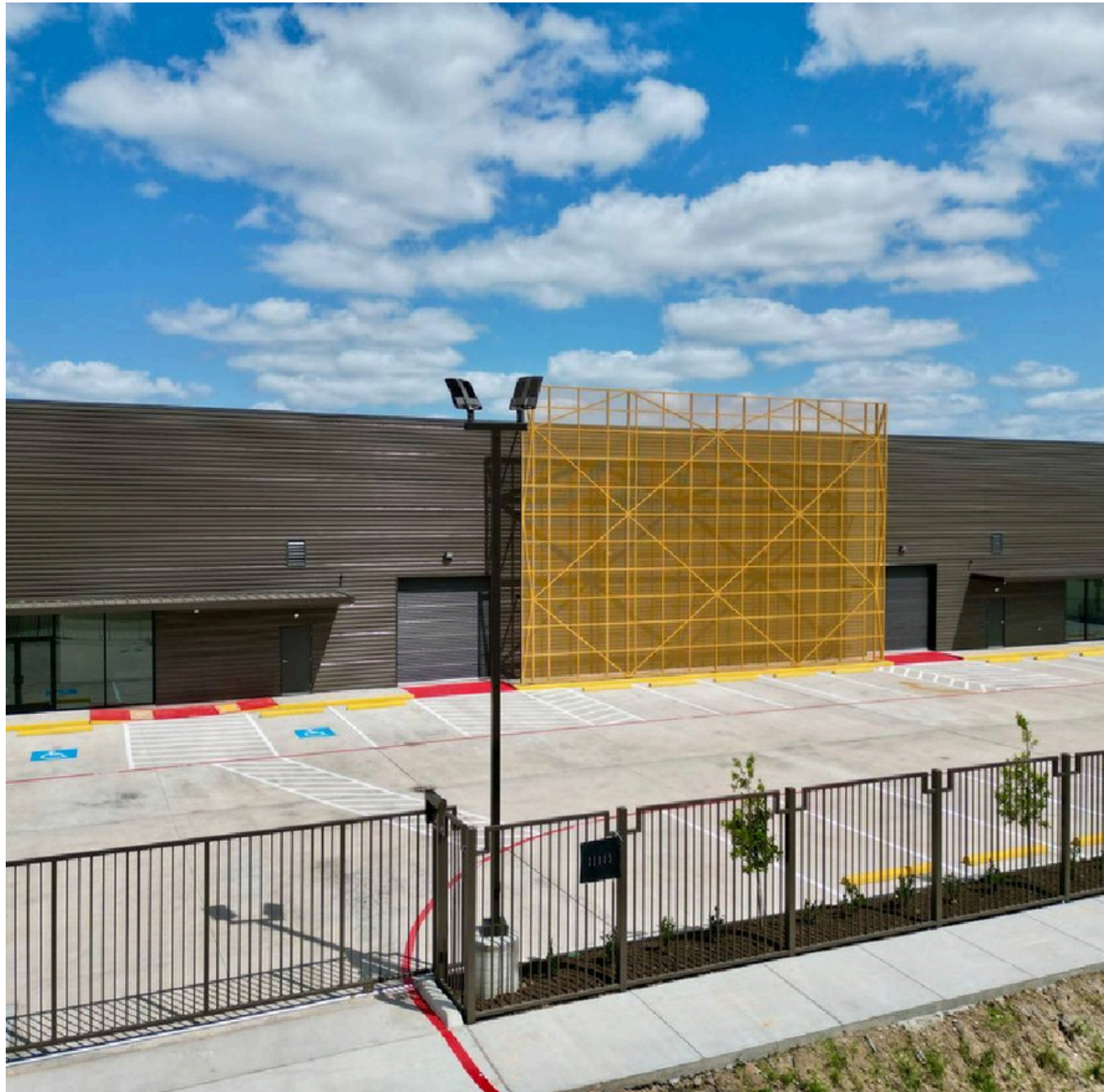
For Lease - Walzel Commercial is pleased to present a brand new opportunity for warehouse/flex space in Houston, strategically located near the Sugar Land and Stafford markets. Each unit features approximately 8,500 SF of warehouse space and 1,250 SF of Class A office/showroom buildout, including a reception area, two private offices, a breakroom, two restrooms, and a mudroom. The fully insulated metal-frame structure offers 24' clear height, one drive-in grade-level door per unit, and an open-span layout free of interior columns. The property is fully fenced for privacy and security, with two automatic gates for truck and vehicle access. Located in a strong submarket with excellent access to Highway 59, Beltway 8, and Highway 90, this is a valuable leasing opportunity for businesses seeking efficient and modern space in the Southwest Houston area.



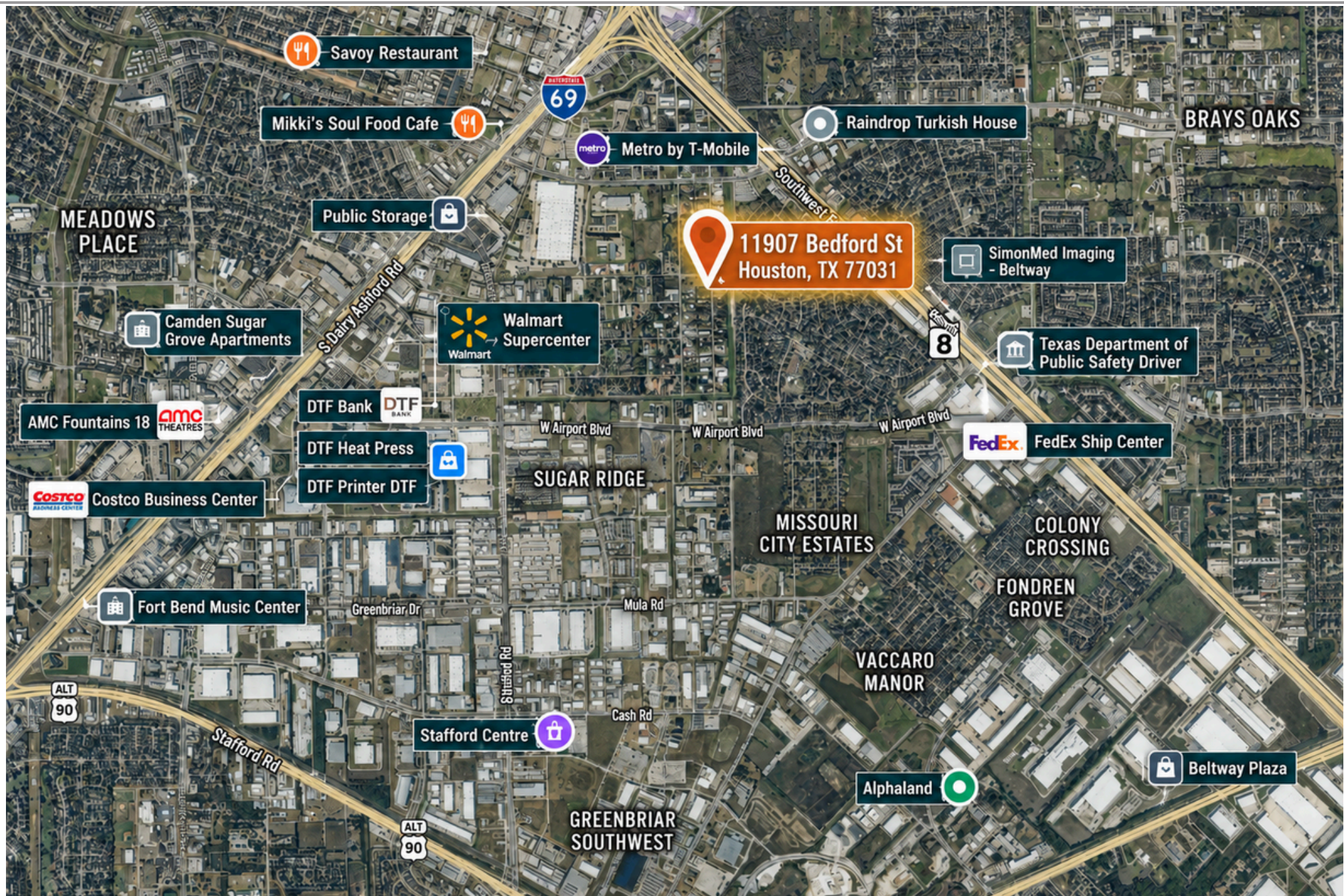
Property Photos



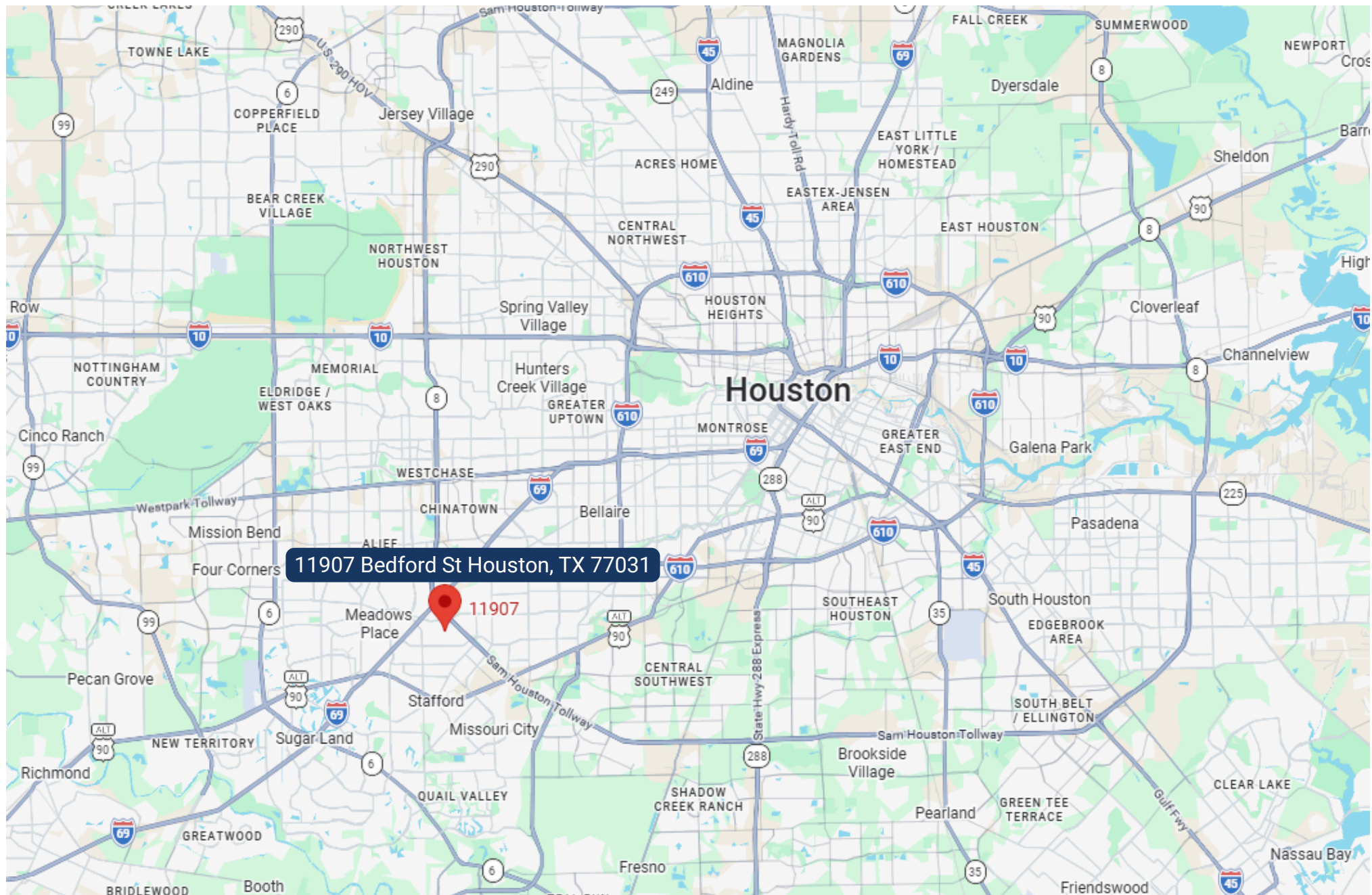
Property Photos



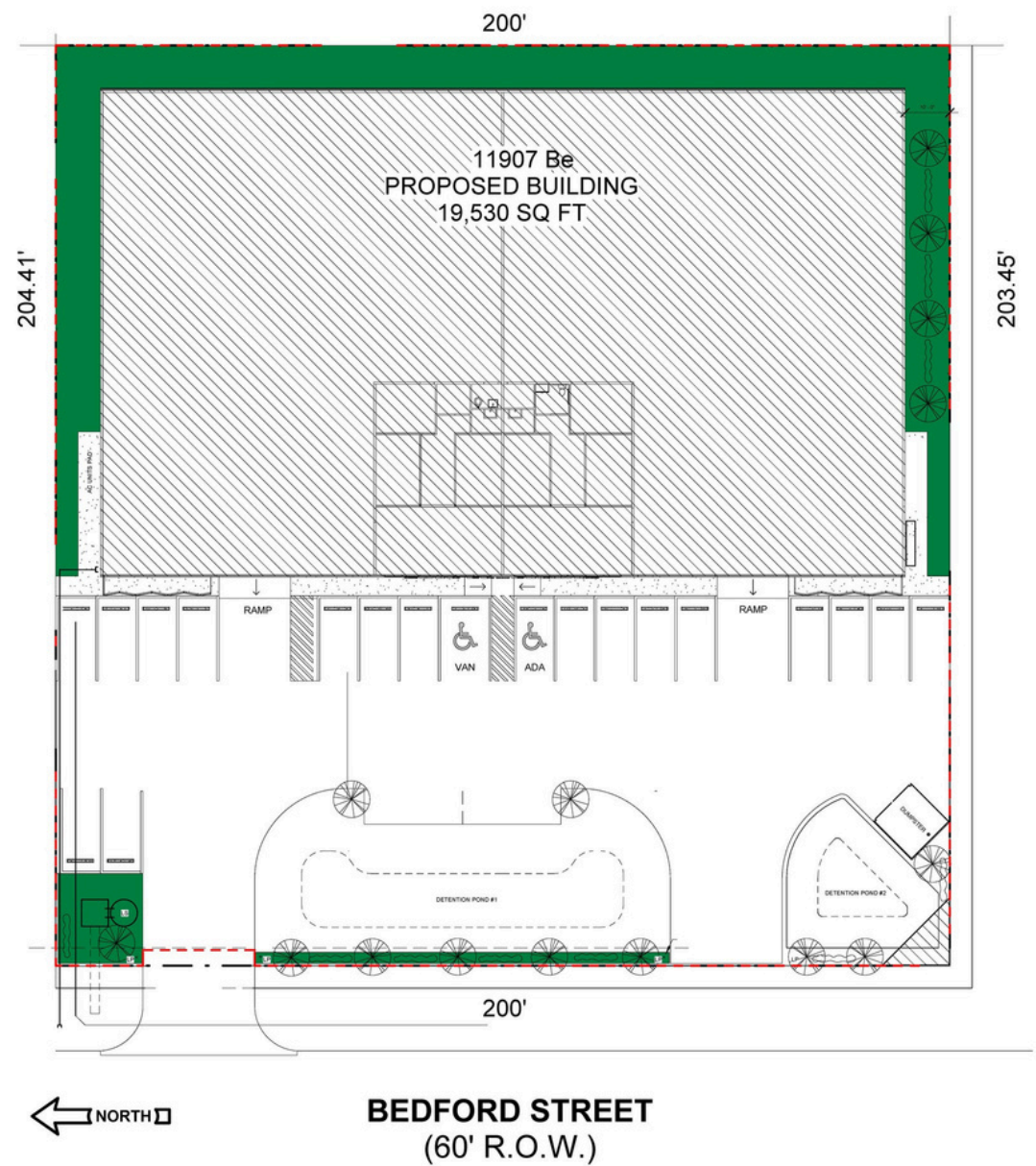
Aerial Map



Regional Map



Site Plan/Floor Plan



For Lease - Opportunity for Warehouse/Flex Space

11907 Bedford St Houston, TX 77031

EXCLUSIVELY LISTED BY:

Shayan Malayeri

Director

832-278-3711

Shayan@WalzelProperties.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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Walzel Properties, LLC	9004621-BB	walzelproperties@gmail.com	832-674-4960
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Shelly Walzel	469868-B	walzelproperties@gmail.com	832-674-4960
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Shelly Walzel	469868-B	walzelproperties@gmail.com	832-674-4960
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date