

FOR LEASE

BENNINGTON

— BUSINESS PARK —

301 BENNINGTON STREET

— HOUSTON, TX 77022 —

SPACES FROM 3,000 SF

RifleCRE



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PROPERTY SUMMARY

LOCATION DESCRIPTION

Bennington Business Park sits at Bennington Street and Bauman Road in North Houston, an infill location inside Beltway 8 with immediate access to Interstate 45, Interstate 610, and the Hardy Toll Road. The North Outer Loop location puts the 610 Loop urban core, Downtown Houston, and last-mile distribution routes within minutes.

PROPERTY DESCRIPTION

±33,000 SF multi-tenant light industrial park on 1.26 acres. Clear-span, front-loading warehouse suites from 3,000 SF with 600 SF of office. Fully gated, concrete-paved premises with recent capital improvements including new HVAC, exterior paint, electrical, parking lot repairs, and drainage.

PROPERTY HIGHLIGHTS

Office/Warehouse suites from 3,000 SF+

16' clear height

Grade level front load spaces with 12'x14' overhead doors

208/120V 3 phase/4 wire services from 100A+

Fully gated with concrete and asphalt parking surfaces

Insulated / HVAC warehouse in select suites

ECONOMICS

Lease Rate: Base Rents from \$9.00 to \$10.00 PSF/yr

OPEX: \$2.00 SF/yr (2026 est.)

SITE PLAN



HIGHLIGHTS

3,000 SF

Suites with 600 SF Office



**Modern Exterior
Finishes**

Retail Style Renovations Underway

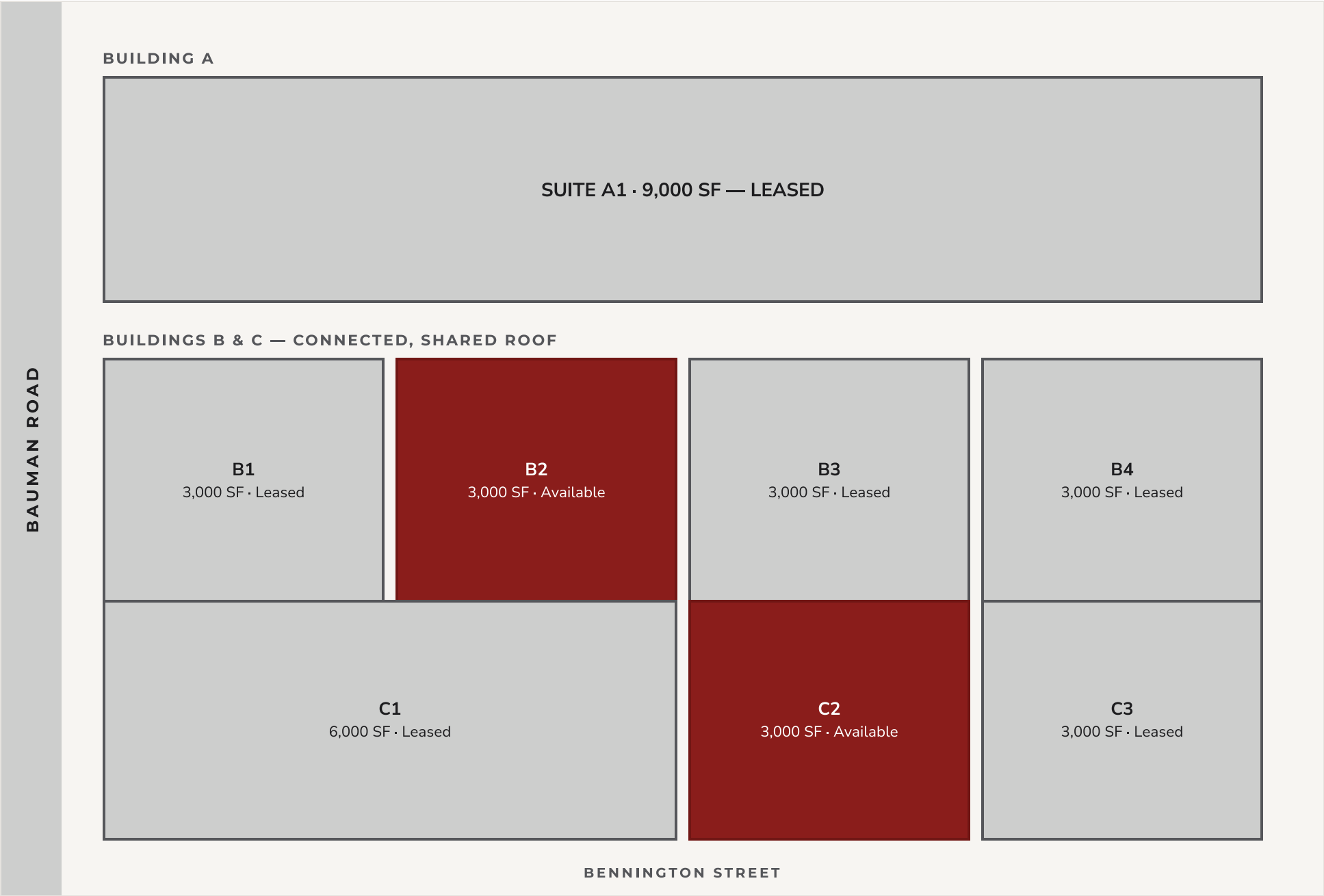


**Fully Fenced and
Gated Park**

Concrete and Asphalt parking
surfaces



SITE PLAN



Available Leased

RENDERINGS



AERIAL

±33,000 SF

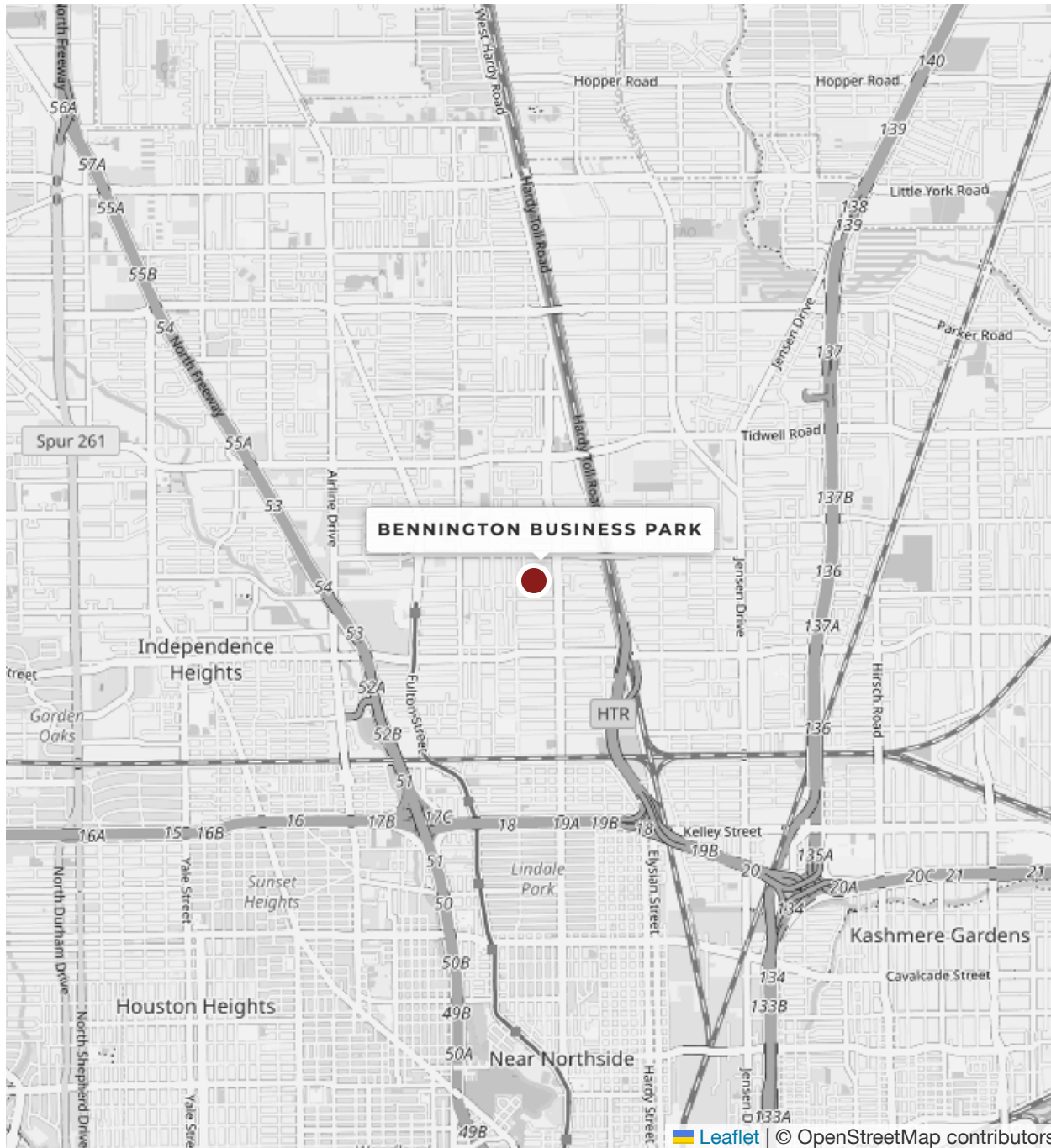
Nine Suites on 1.26 Acres

I-45 / I-610 / Hardy

Minutes to Major Highways



LOCATION



301 BENNINGTON STREET

Houston, TX 77022 · North Outer Loop

ACCESS

Interstate 45 — minutes west

Hardy Toll Road — minutes east

I-610 North Loop — immediate south

Beltway 8 — to the north

Downtown Houston — ±6 miles

Infill North Houston location inside Beltway 8 — last-mile reach to the 610 Loop urban core with high barriers to entry for competing shallow-bay product.

AVAILABILITY

SUITE	SIZE	OFFICE	POWER	LOADING	ASKING RATE
B2	3,000 SF	600 SF	208/120V 3-Phase/4-Wire · 200A	12'x14' roll-up door	\$9.00 NNN
C2	3,000 SF	600 SF	208/120V 3-Phase · 100A	12'x14' roll-up door	\$10.00 NNN

All other suites are currently leased. 2026 operating expenses estimated at \$2.00 PSF. Contact broker for full availability and lease terms. Click a suite on the site plan to add or remove it here; click any cell above to edit its specifics, and use the dropdowns to set each suite's asking rent and rate type.



FOR LEASING INFORMATION

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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.

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 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:
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials _____
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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