



4748 Sherwood Lane | Houston, TX | FOR LEASE

4748 SHERWOOD LANE, HOUSTON,
TX 77092

KYLE FISCHER

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LUCAS FERTITTA

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LEASE SUMMARY

Infill industrial/flex opportunity located on Sherwood Lane between Hwy 290 and Mangum Rd with immediate access to the 610 Loop. The property sits within 2–3 miles of the highly desirable Garden Oaks/Oak Forest and Heights submarkets, surrounded by a dense base of small to mid-sized businesses—supporting strong tenant demand.

The asset has been configured into a multi-tenant layout, offering flexibility for both investors and owner-users. Suite B (~8,800 SF warehouse) is currently vacant, providing immediate lease-up upside. It features two 14' x 12' grade-level doors and ample parking, making it ideal for distribution, light industrial, or storage users. Suite A (~1,870 SF) includes a front office, bathroom, tech room, and ~1,600 SF of warehouse with 16' clear height and an 11' x 10' grade-level door—well-suited for small business operations.

The site is fully gated with additional functional land including a detention pond at the rear. Overall, the property presents a classic value-add opportunity through lease-up of vacancy and stabilization, with long-term optionality as a multi-tenant investment or owner-user repositioning play in a supply-constrained infill Houston submarket.

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LEASE HIGHLIGHTS

Suite A - 4748

- » Front office Space with Dedicated Entry
- » Private Bathroom and tech/computer room
- » ~1,600 SF functional Warehouse Space with ~1,870 SF total
- » 16' & 18' Clear Height
- » (1) Grade level door (11'X10')
- » Flexible Layout suited for small business operations
- » Strong fit for service users, contractors or storage based tenants

Suite B - 4750

- » ~8,800 SF Warehouse space with open layout
- » 16' Clear Height & 20' Pitch Height
- » (2) Grade Level Doors (14'X12')
- » Ample on-site parking for employees and operations
- » No HVAC
- » Flexible configuration to accommodate a variety of tenants



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MULTITENANT WAREHOUSE | FOR LEASE

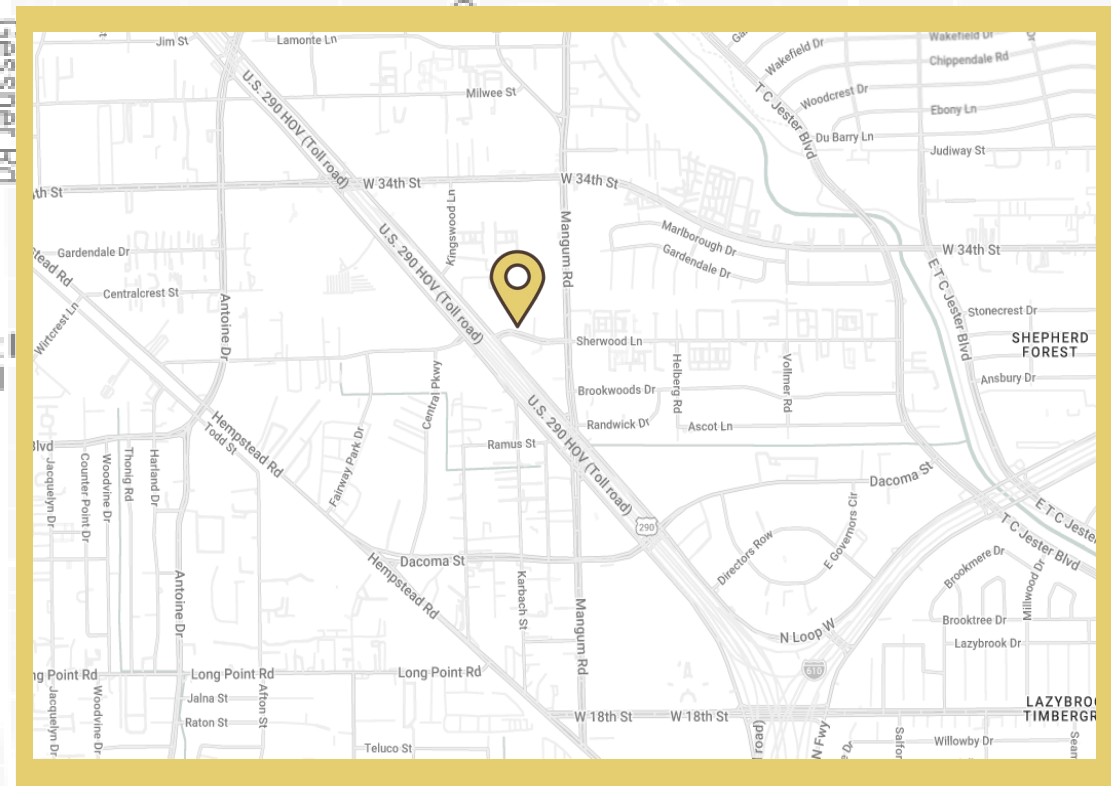


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MULTITENANT WAREHOUSE | FOR LEASE



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Suite B - ~8,800 SF



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Suite A - ~1,870 SF



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ALPINE PARTNERS

From Foundation to Summit

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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Broker Name: _____ License No.: _____ Email: _____ Phone: _____