

FOR LEASE



WAYSIDE BUSINESS CENTER

Industrial | Warehouse For Lease
4300-4565 S Wayside Dr | Houston, TX 77087

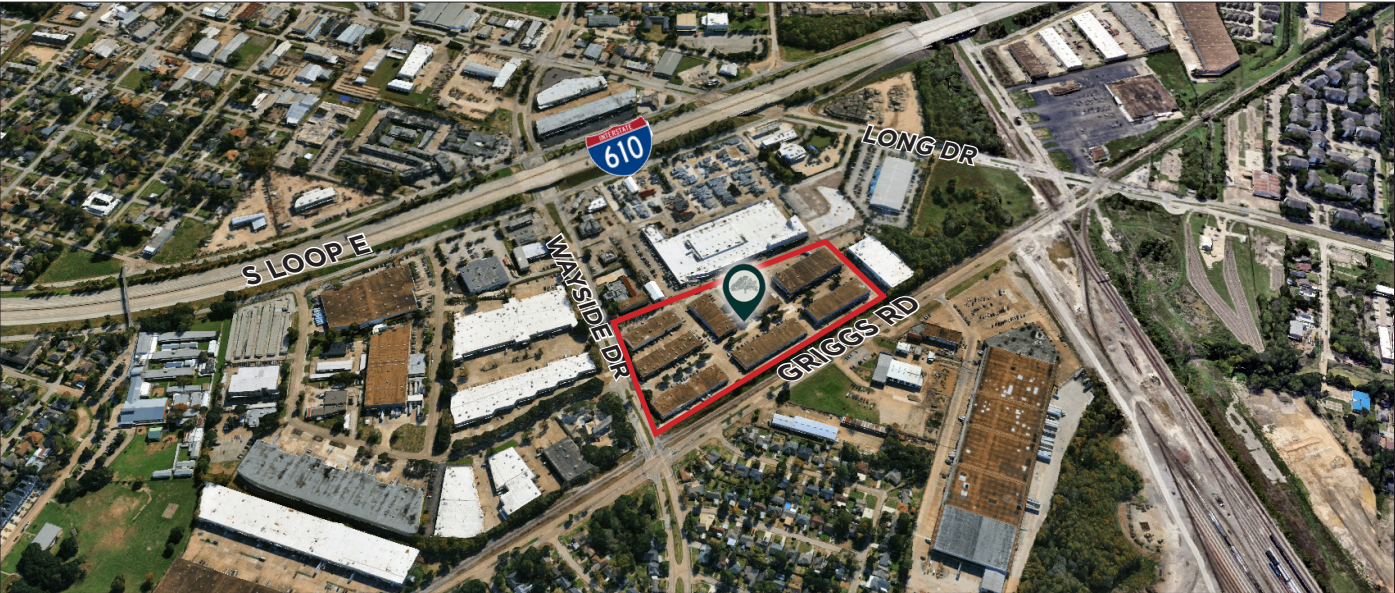
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PROPERTY INFO



PROPERTY DESCRIPTION

4300 - 4565 S Wayside Drive is an 8-building multi-tenant industrial park situated on 7.19 acres with flexible warehouse bays ranging from 1,800 SF to 20,000+ SF. The property features dock-high and ramp loading, 17' clear heights, an all-concrete truck court, and move-in-ready warehouse space with front offices.

Located just off South Wayside Drive with immediate access to the I-610 Loop, the property offers exceptional connectivity throughout Houston. Additional features include eco-friendly skylights, enhanced security lighting, and flexible layouts ideal for distribution, manufacturing, warehouse, service users, and automatic gates with keypad access

SPACE AVAILABILITY

UNIT	SF	RATE
4400-103A	1,850 SF	Call for Rates
4400-106	1,797 SF	Call fo Rates
4400-107	3,240 SF	Call fo Rates
4450-100B	1,788 SF	Call fo Rates

PROPERTY HIGHLIGHTS

- 1,800 - 20,000 SF Suites
- Master Planned Business Park
- Dock High and Ramp Loading
- Security Lighting
- Automatic Gates and Keypad Access
- All Concrete Paving
- Easy Access to 610 Loop and 288
- Minutes from Hobby Airport
- Newly Renovated Warehouse Suites
- Property Improvements Underway

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PROPERTY PHOTOS



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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PHOTOS - UNIT 100B



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Google Maps

PHOTOS - UNIT 103A



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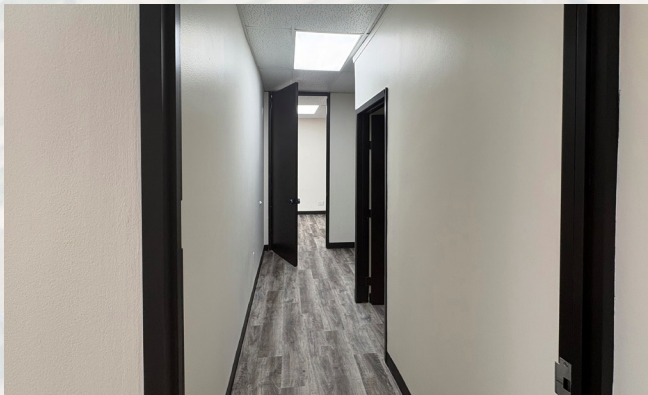
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Google Maps

PHOTOS - UNIT 106



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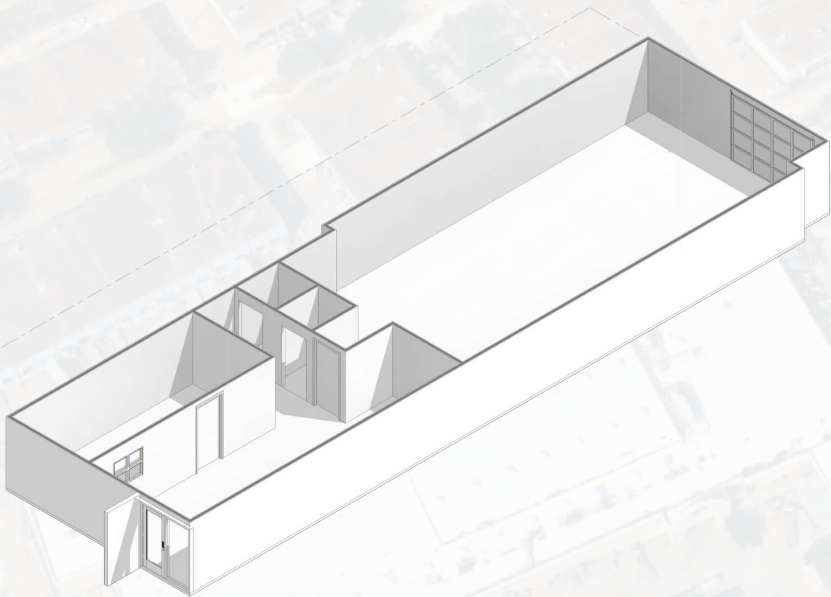
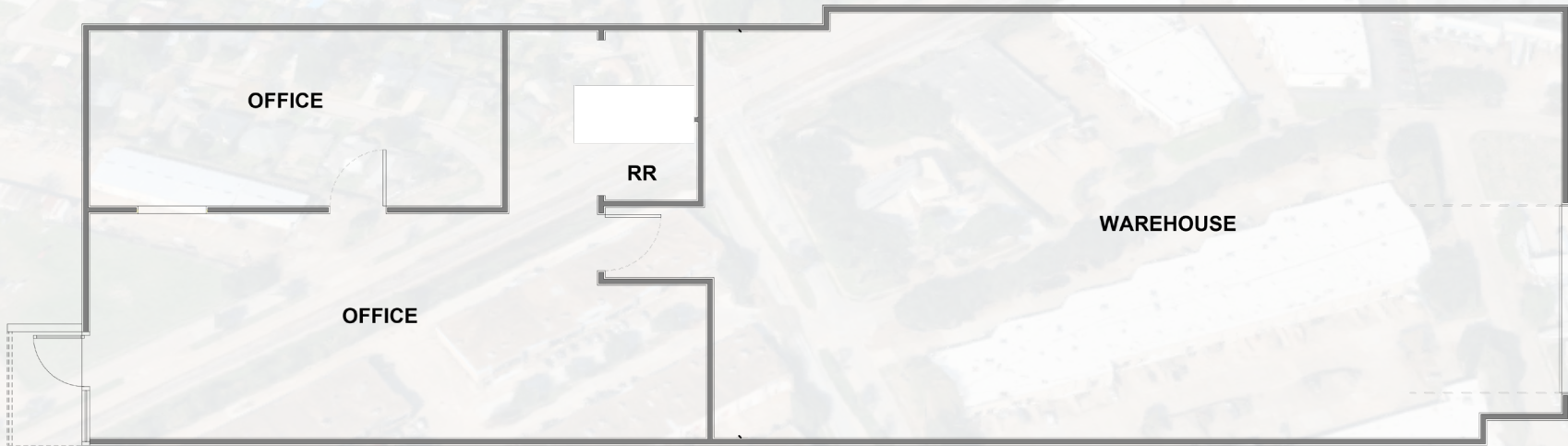
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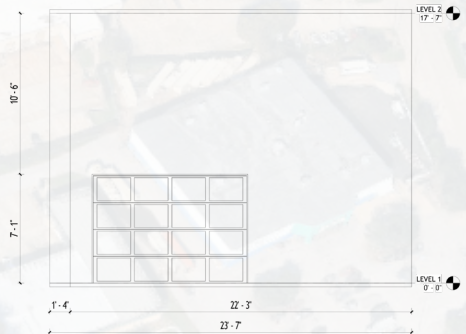
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FLOOR PLAN - UNIT 103A - 671 SF OFFICE + 1,179 SF WH = 1,850 SF



Front Elevation



Rear Elevation

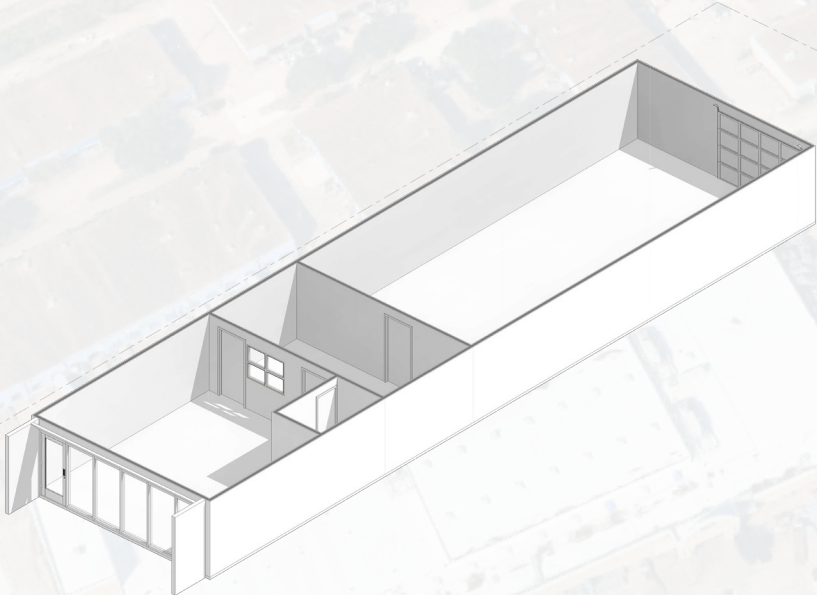
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FLOOR PLAN - UNIT 106 - 689 SF OFFICE + 1,108 SF WH = 1,797 SF



Front Elevation



Rear Elevation

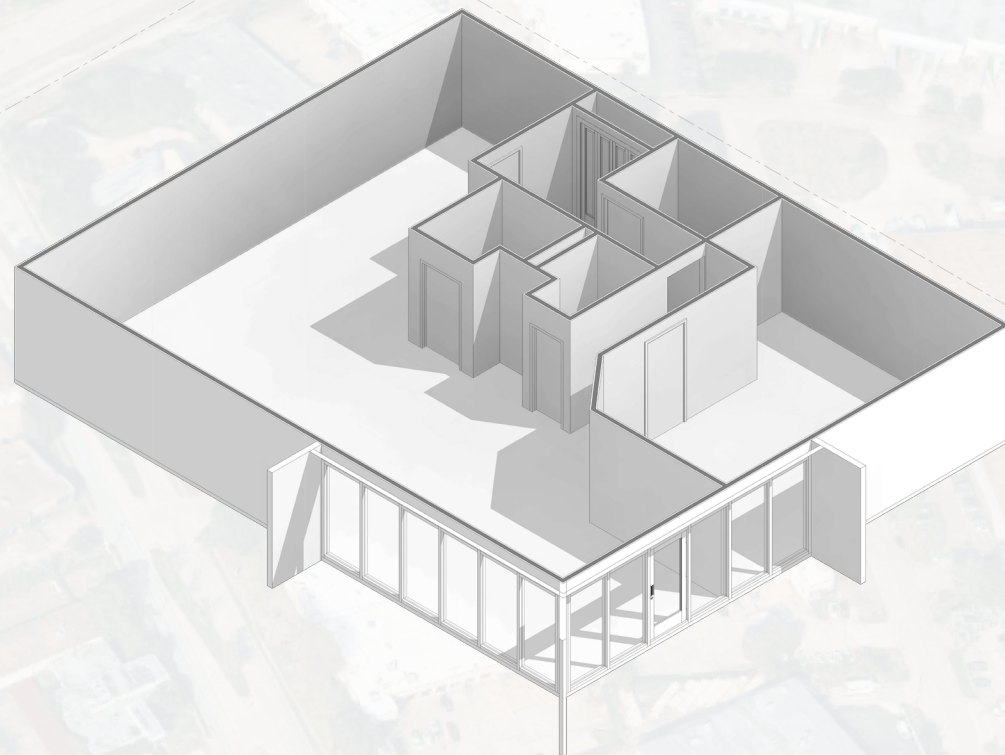
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FLOOR PLAN - UNIT 100B - 1,788 SF OFFICE



Front Elevation



Rear Elevation

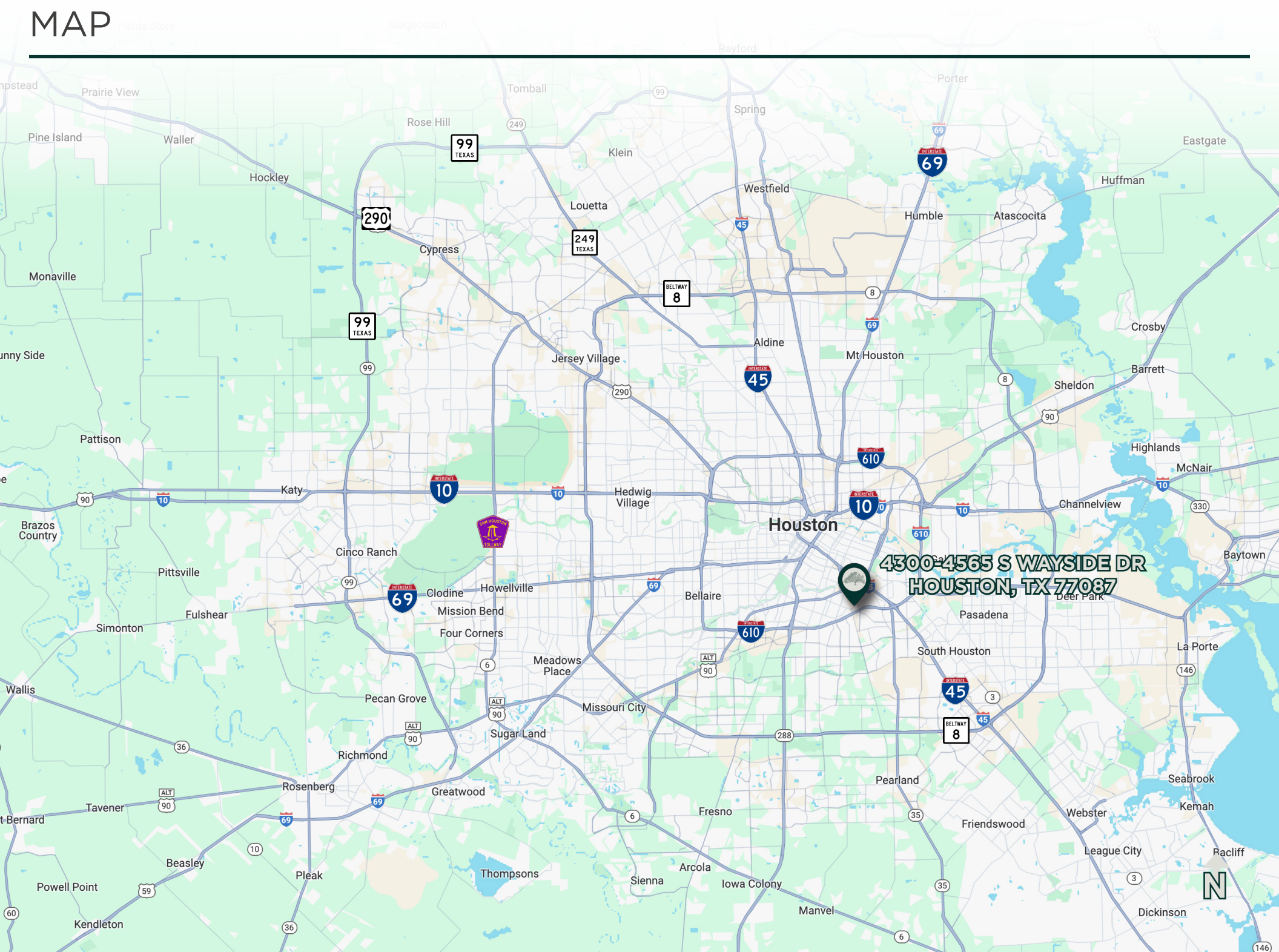
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MAP Fields Store





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.



2-10-2025

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. **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:
 - 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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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William Paul Parisi	682354	wparisi@landparkco.com	(281) 221-4970
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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