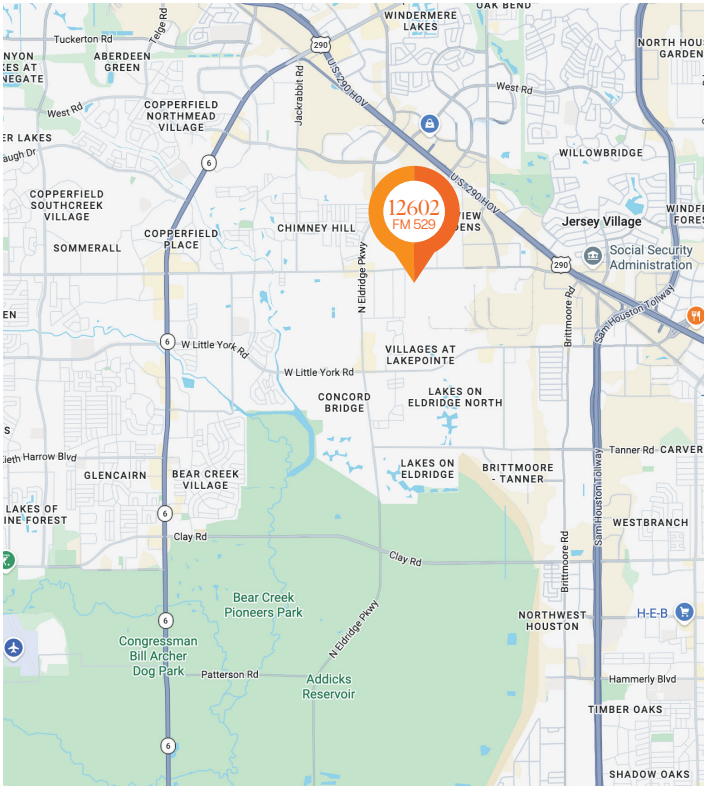




PROPERTY DETAILS

- ±22,643 SF combined
- Divisible to approximately 6,125 SF and 14,985 SF
- Warehouse includes eight climate-controlled offices
- Additional ±1,533 SF climate-controlled office space
- Fully fenced with multiple gated access points
- Multi-tenant industrial park
- 29' interior ceiling height
- Heavy power: 480V / 1,600 amps
- Six roller doors with various heights
- Seven cranes: five 2-ton cranes and two ½-ton cranes
- 24 covered parking spaces
- Air compressor system
- Gas piping in place for oxygen, fuel, C-25 and argon
- Outside land/storage area
- Truck parking available on-site for additional rent
- Ideal for manufacturing, CNC, fabrication, storage and industrial operations
- Located off FM 529 at Harms Road with quick access to Beltway 8 and Highway 290
- Delivered "As-Is"

CALL FOR PRICING

Offering ±22,643 SF of combined industrial space, Buildings 3 & 4 provide a highly functional environment for manufacturing, CNC, fabrication, storage and other industrial operations. The property features heavy power, multiple cranes, climate-controlled office space, six roller doors, covered parking and outside storage within a fully fenced multi-tenant industrial park.

Positioned off FM 529 at Harms Road, the property provides convenient access to Beltway 8 and Highway 290, supporting efficient connectivity throughout the Houston market.

AERIAL



FLOOR PLAN

WAREHOUSE

TOTAL: 21,110 SF

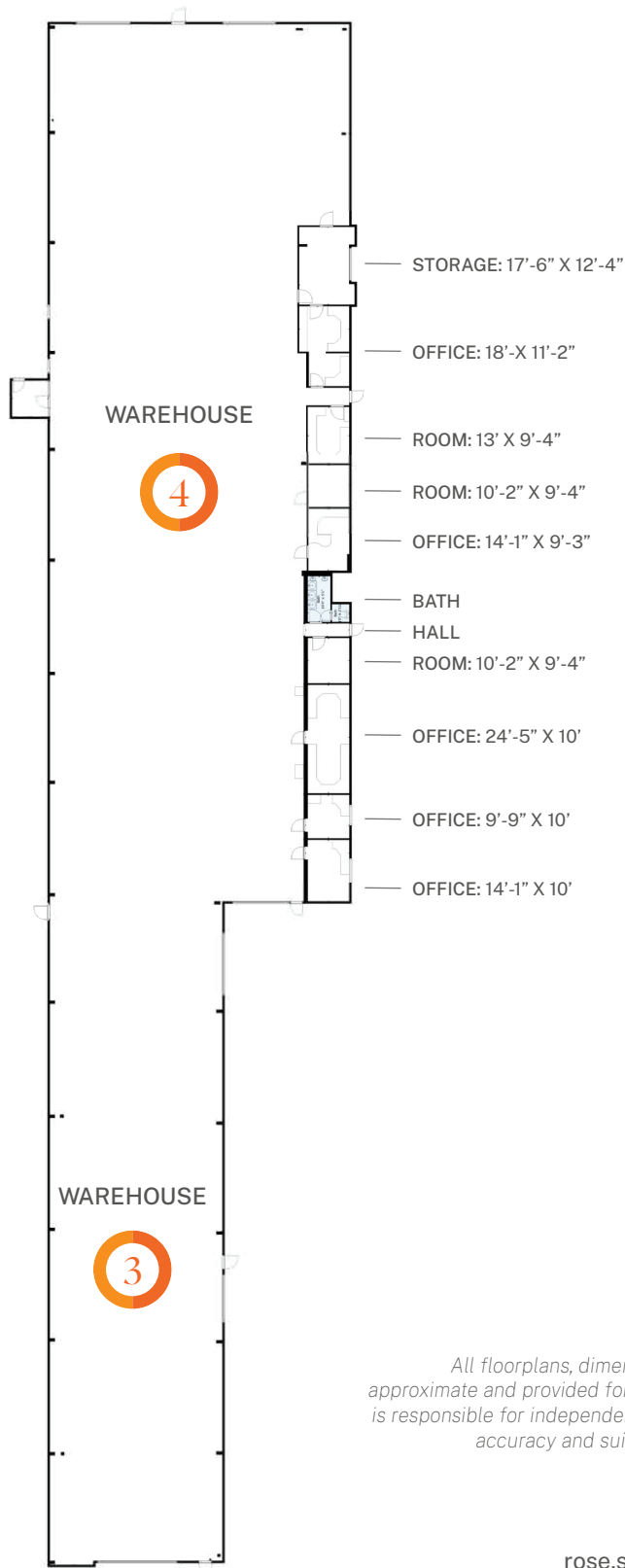
The space can be divided to approximately

SPACE 1: 14,985 SF

SPACE 2: 6,125 SF

ADDITIONAL OUTSIDE OFFICE

TOTAL: 1,533 SF

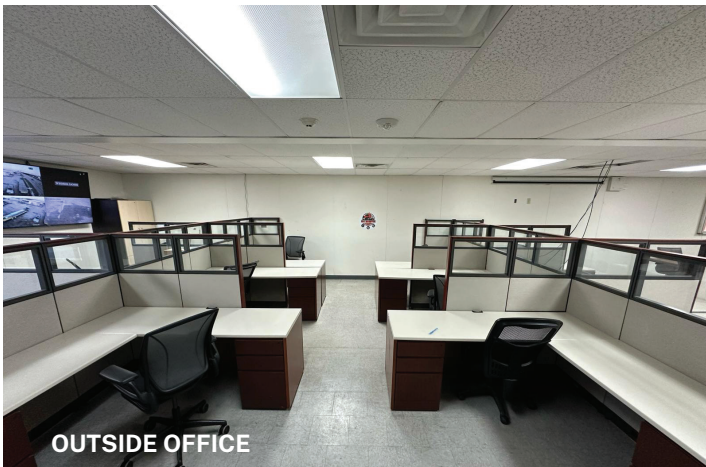


All floorplans, dimensions, and square footages are approximate and provided for general reference only. Tenant is responsible for independently verifying all information for accuracy and suitability prior to lease execution.

ADDITIONAL IMAGES



ADDITIONAL IMAGES





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.

Nan and Company Properties	9003484	nancy@nanproperties.com	713-714-6454
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nancy Almodovar	0529794	nancy@nanproperties.com	713-714-6454
Designated Broker of Firm	License No.	Email	Phone
Nancy Almodovar	0529794	nancy@nanproperties.com	713-714-6454
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rose Spice	0785350	rose.spice@nanproperties.com	832-928-3121
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date