

ASTON INDUSTRIAL PARK

14201-14227 Aston St, Houston, Texas 77040

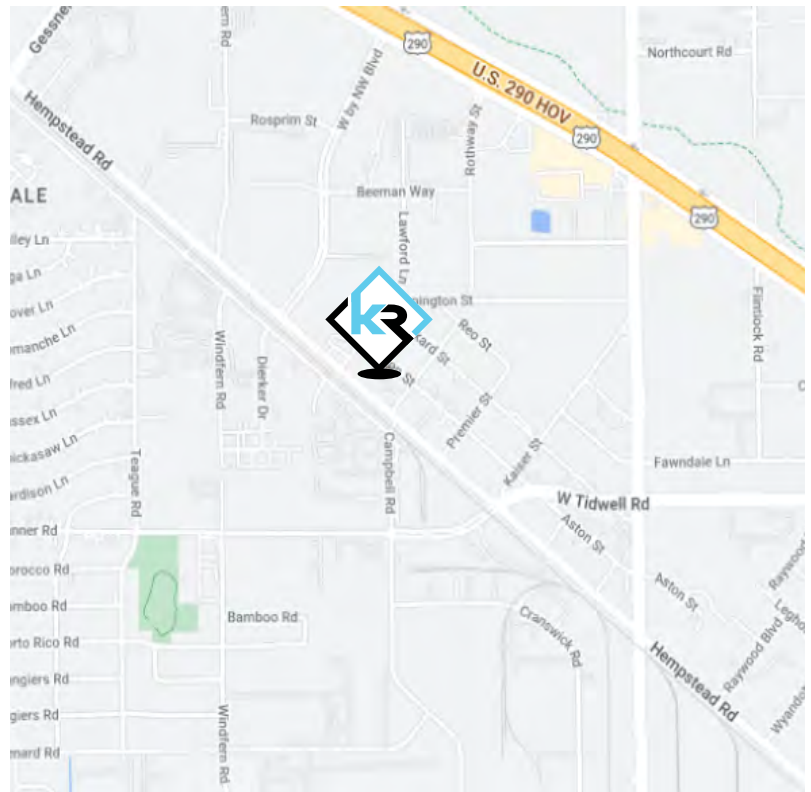


PROPERTY DETAILS

Aston Industrial Park is a 26,250 SF office/warehouse project strategically located between Highway 290 and Hempstead Road in NW Houston, offering convenient access to all major corridors and submarkets in central and downtown Houston. The park features tilt-wall construction, 18' clear heights, 14 drive-in bays, and heavy 800-amp power — making it well-suited for a wide range of industrial and flex users. With 46 surface parking spaces and a ratio of 1.75 per 1,000 SF, there is ample room for tenants, staff, and visitors alike.

EXECUTIVE SUMMARY

Location:	Aston Industrial Park is located off of Hempstead Hwy and Sprite St., just west of Highway 290, and east of Sam Houston Tollway.
Suite Sizes:	1,875 Square Feet (floorplans vary)
Parking:	1.75 spaces per 1,000 SF available
Building:	• 18-foot clear height at center of warehouse. • 10 ft. X 12 ft. OH door size - one OH door per 1,875 SF. All grade level doors.
Features:	• Various sized office spaces with AC included and open warehouses. • Centrally located trash bins. • Easy access to parking area.
Rental Rates:	\$10.50/SF/YR MG



Keen Realty Group, LLC

9703 Richmond Avenue Suite 100 Houston, TX
346.571.5311
keenrealty.com

Todd Jurek, RPA

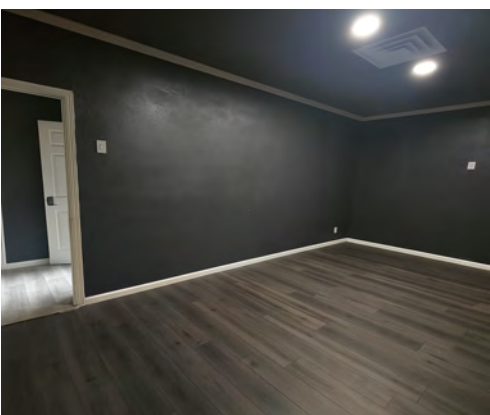
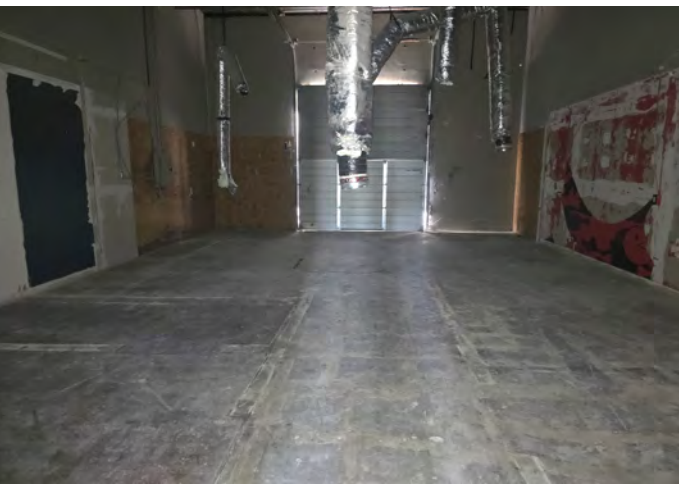
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PROPERTY PHOTOS



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PROPERTY HIGHLIGHTS

- Heavy Power Available
- 18-foot clear height at center of warehouse.
- Various sized conditioned office spaces with en-suite bathroom.
- Approx. 40% office / 60% warehouse
- 46 standard parking spaces
- Located minutes from US 290 with easy access to all major throughfares.

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
14205	\$8.00/SF/Yr + \$4 NNN	NNN	1,875 SF
14215	\$8.00/SF/Yr + \$4 NNN	NNN	1,875 SF
14219	\$8.00/SF/Yr + \$4 NNN	NNN	1,875 SF

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2024 Population	30,540	284,781	1,385,566
2024 Households	11,538	101,633	532,997
Avg. Household Income	\$71,812	\$84,240	\$95,046
Total Specified Consumer Spending (\$)	\$301,519,996	\$2,943,463,386	\$15,978,092,366

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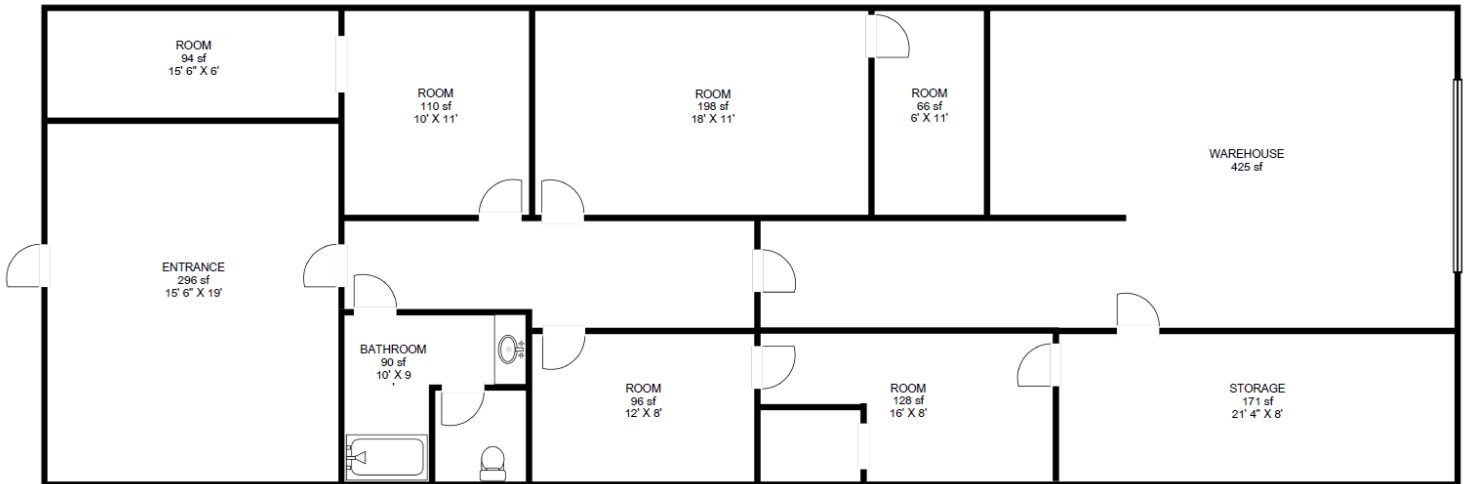
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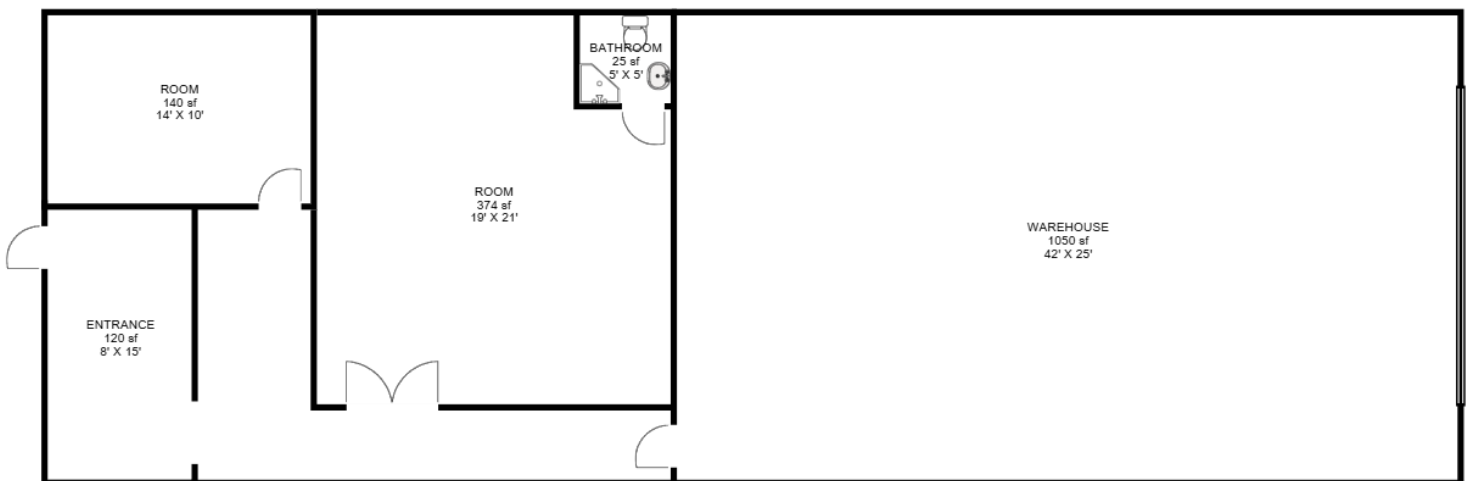
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FLOOR PLANS

Suite 14205



Suite 14215



Not for regulatory approval, permitting, or construction, Floor plan is provided for information only. The architect has not inspected the facility for code compliance, structural deficiencies, or soundness, Dimensions shown are approximate and based on field measurements. This plan is a representation of the existing layout.

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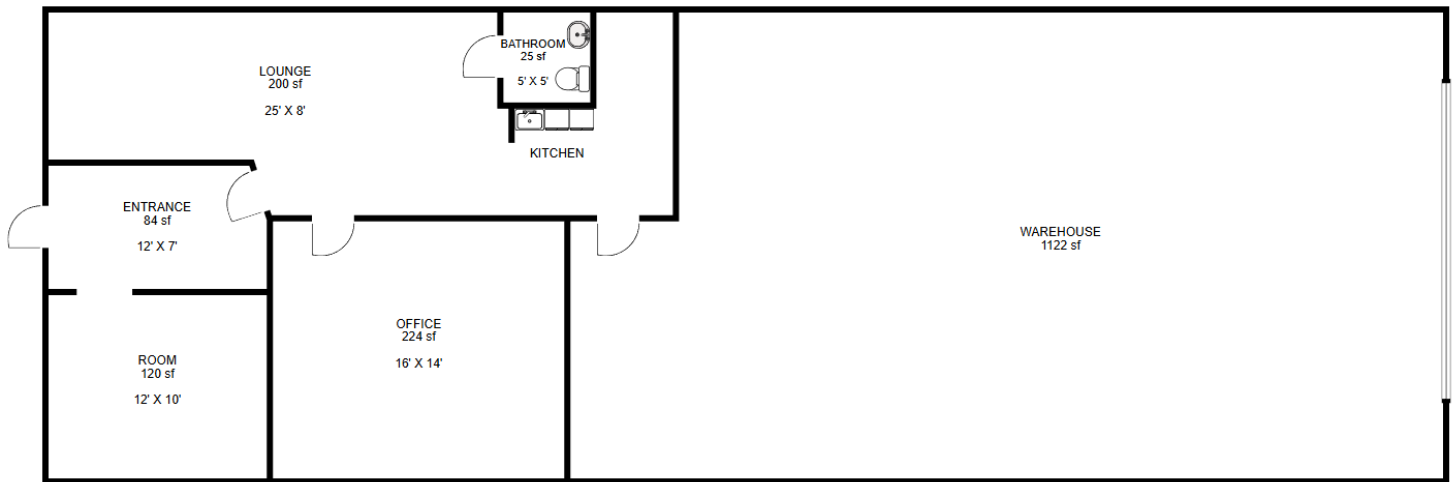
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FLOOR PLANS

Suite 14219



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AERIAL MAP



Houston George Bush Intercontinental Airport	28 min drive	22.8 mi
Downtown Houston	22 min drive	15.4 mi
Minute Maid Park	23 min drive	15.7 mi
Port of Houston	29 min drive	23.4 mi

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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:
 - 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.

KEEN REALTY MANAGEMENT, LLC	9004546	todd@keenrealty.com	346-571-5226
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Todd Michael Jurek	381470	todd@keenrealty.com	346-571-5226
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date