

FOR LEASE



Intercontinental Business Park

2421-2423-2425 Greens Road
Houston, Texas 77032

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

Introducing an exceptional real estate opportunity in the heart of Houston, TX - 2421 Greens Rd. This spacious property, spanning over 17,400 sq ft, is available for lease and features a unique mixed-industrial building type, perfectly suited for a myriad of business operations. Boasting ample room for warehousing, manufacturing, and office space, this property is a versatile space that can cater to all of your commercial needs.

The building is also equipped with an expansive industrial warehouse that is ideal for storage and product distribution purposes. The high ceiling clearance, broad entrances, and sturdy construction make this building perfect for housing large equipment, machinery, or even a fleet of vehicles.

Located in the thriving city of Houston, the property sits in a prime location, easily accessible from major highways and close to all the amenities that the city has to offer. The building is surrounded by established businesses, creating an engaging and diverse atmosphere that fosters a conducive environment for professional growth and development.

In conclusion, 2421 Greens Rd is an outstanding commercial space that aims to cater to all types of business models. With endless opportunities for customization and a strategic location, this property is an excellent investment for any forward-thinking entrepreneur looking to build a secure and robust business foundation. Contact us today to learn more about the leasing terms and take the first step towards achieving your commercial success.

For More Information

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LandPark Commercial
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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.



PROPERTY HIGHLIGHTS

- 24-Hour Access
- Park Signage Available
- Skylights
- Class B Industrial Warehouse
- Grade Level Loading
- 18' Average Clear Height

SPACE AVAILABILITY

UNIT	SF	RATE (NNN)
2423-1 B	5,400 SF	\$6.00/NNN
2423-8.5 B	1,800 SF	\$6.00/NNN
2423-8 B	3,600 SF	\$6.00/NNN
2425-1 C	4,000 SF	\$6.00/NNN
2425-2 C	2,000 SF	\$6.00/NNN
2425-3 C	2,000 SF	\$6.00/NNN
2425-4 C	1,000 SF	\$6.00/NNN
2425-5 C	1,000 SF	\$6.00/NNN



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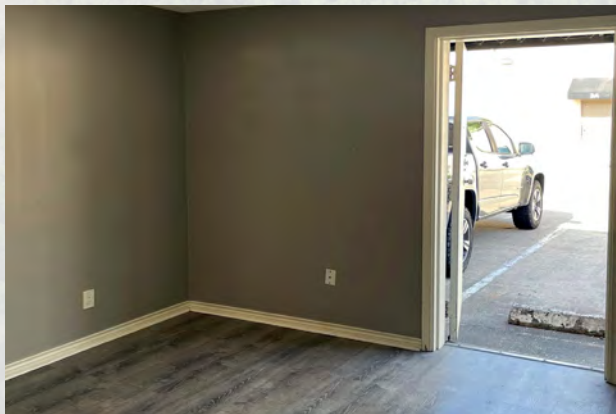
FOR LEASE



Site Plan

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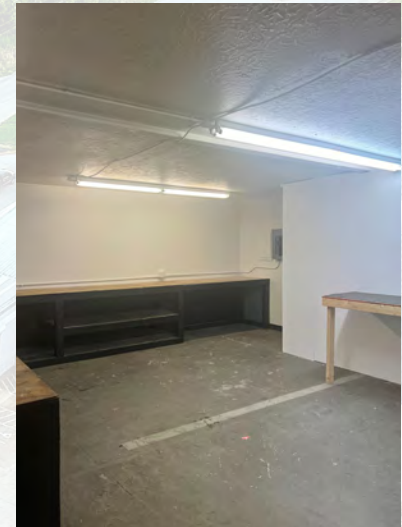
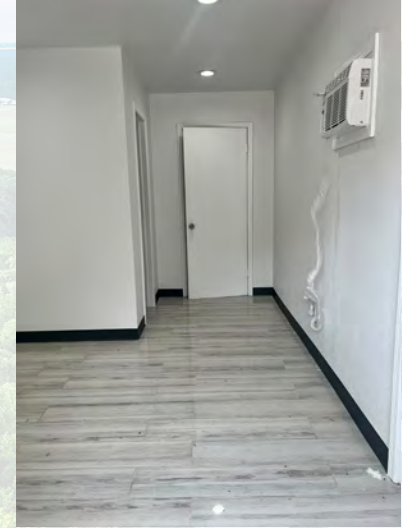
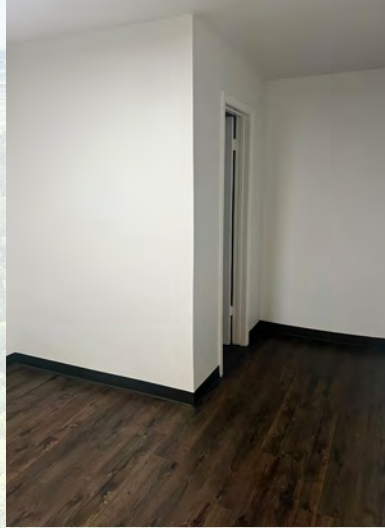
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Photos

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INTERCONTINENTAL
BUSINESS PARK
2421 GREENS ROAD
HOUSTON, TX 77032

GREEN MOUNTAIN DRIVE

GREENS ROAD

Aerial Map

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Information About Brokerage Services

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____