

For Lease

8411 Irvington Blvd.

Houston, TX 77022

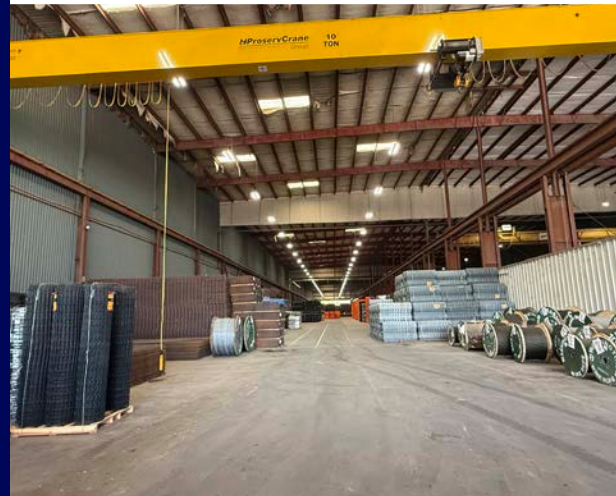
Property Highlights

- ±286,000 SF Manufacturing/Fabrication area
- ±15,000 SF Air conditioned offices
- (11) 10-Ton bridge cranes
- Heavy power
- Fenced and paved yard
- Easy access to I-45 and I-69 via Berry Rd. or Crosstimbers St.

Contact Brokers for Lease Rate



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Contact Brokers:

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PROPERTY OVERVIEW

±286,000 SF of improvements

- ±15,000 SF high quality office
 - including (3) office pods in warehouse
- (11) 10-Ton bridge cranes (60' span)
 - 25' Hook Height
- (10) 1-Ton jib cranes
- Dock and grade level loading
- Heavy Power – 10,000 KVA
- 800' bays with 30' - 40' eave height
 - insulated walls and roof deck
- Located within the NMTC (New Markets Tax Credit) Zone

Contact Brokers for Lease Rate

AERIAL



AREA & DEMOGRAPHICS

1 MILE

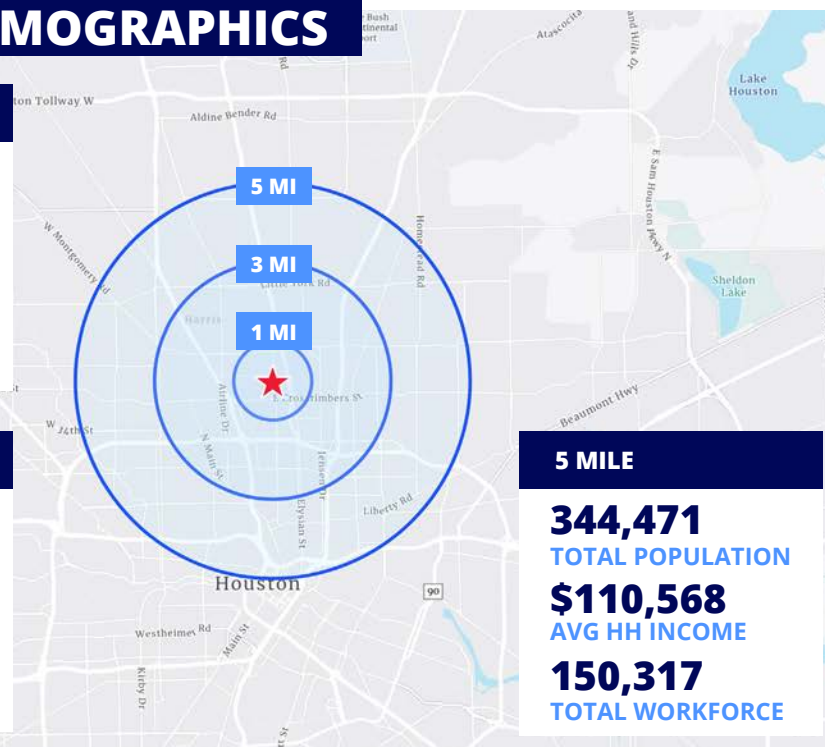
15,671
TOTAL POPULATION
\$60,393
AVG HH INCOME
5,279
TOTAL WORKFORCE

3 MILE

126,833
TOTAL POPULATION
\$83,545
AVG HH INCOME
45,828
TOTAL WORKFORCE

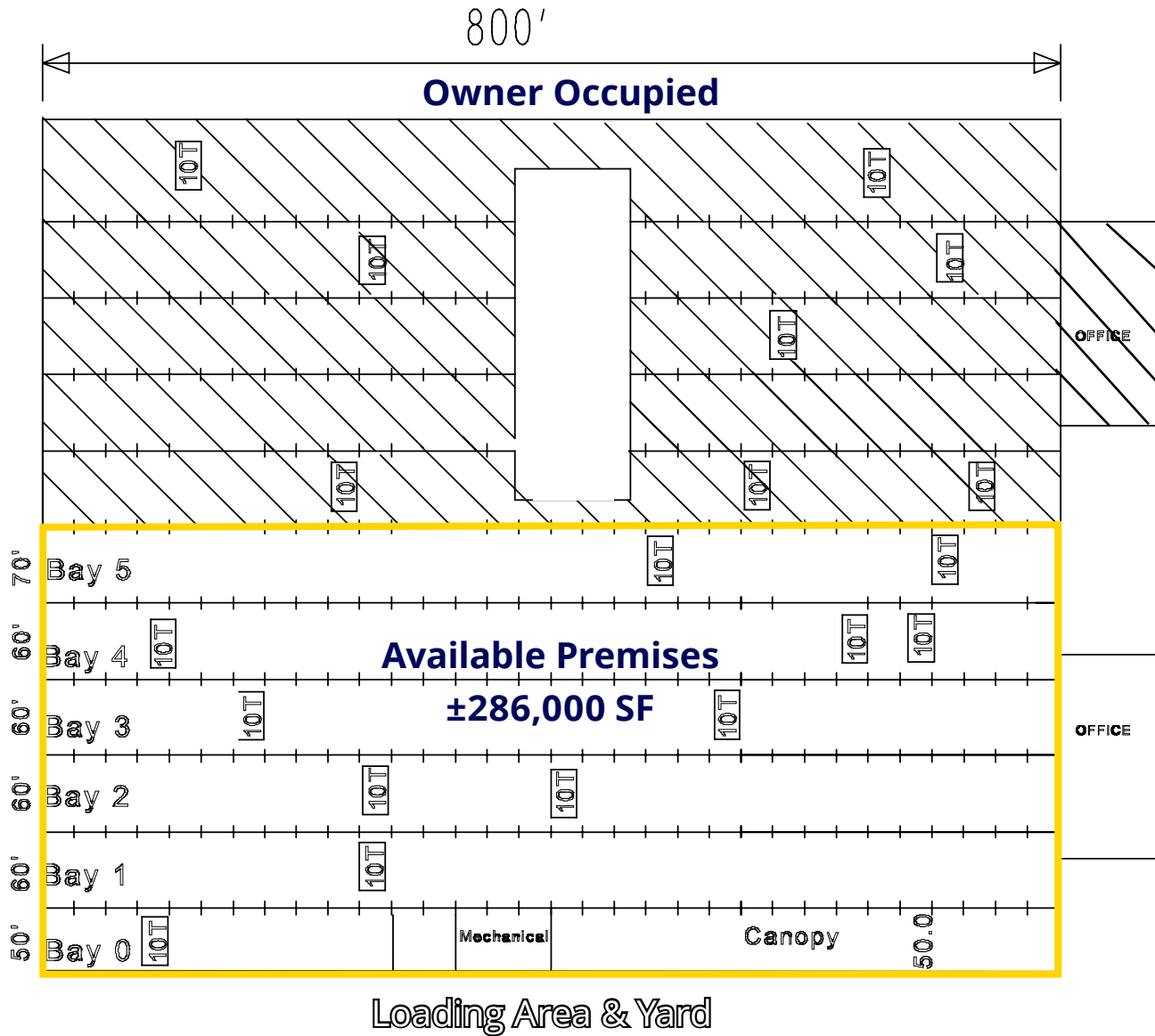
5 MILE

344,471
TOTAL POPULATION
\$110,568
AVG HH INCOME
150,317
TOTAL WORKFORCE



Facility Drawing

8411 Irvington Blvd. Houston, TX 77022



Irvington Boulevard



Property Photos

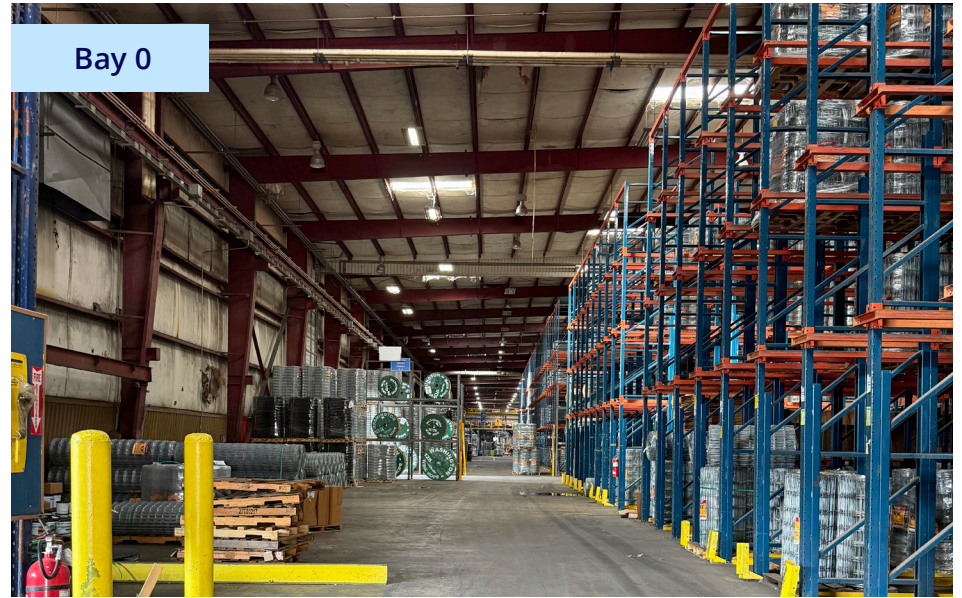
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Heavy Power



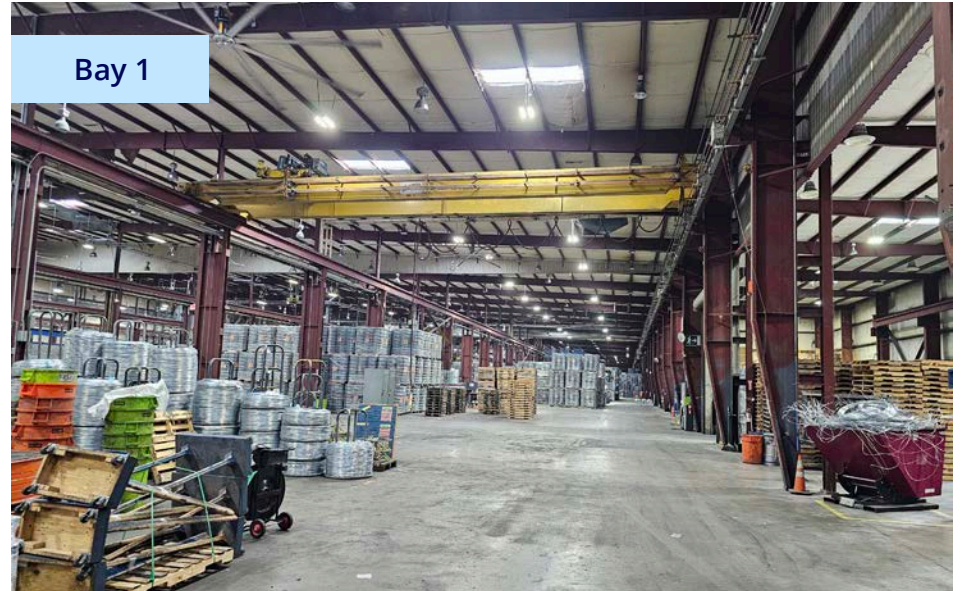
Bay 0



South Yard



Bay 1



Property Photos

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2-Story Offices in Bay
Between Bays 1 & 2



2-Story Offices in Bay
Between Bays 2 & 3



2-Story Office
Between Bays 3 & 4



Bay 5

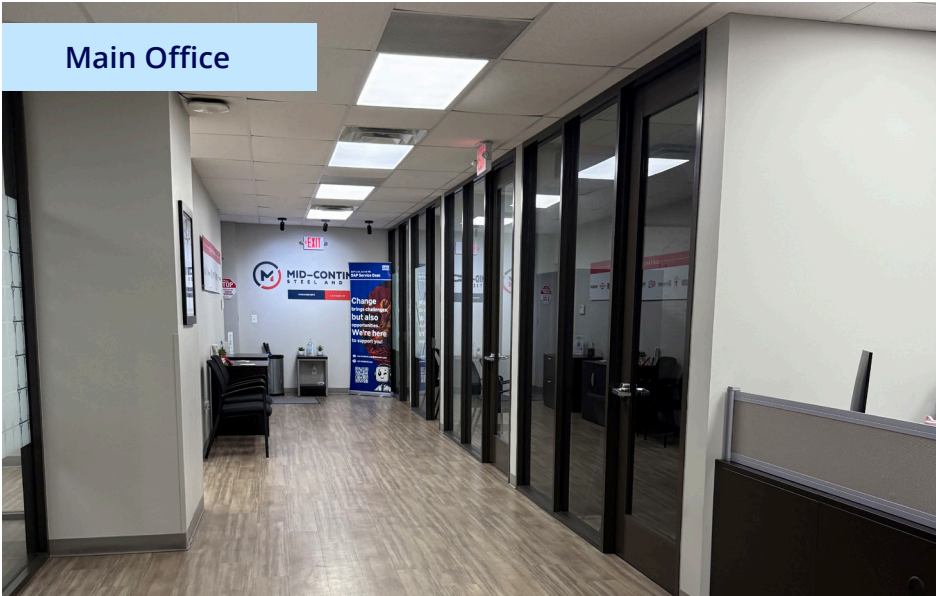


Property Photos

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Main Office



Main Office



South Yard

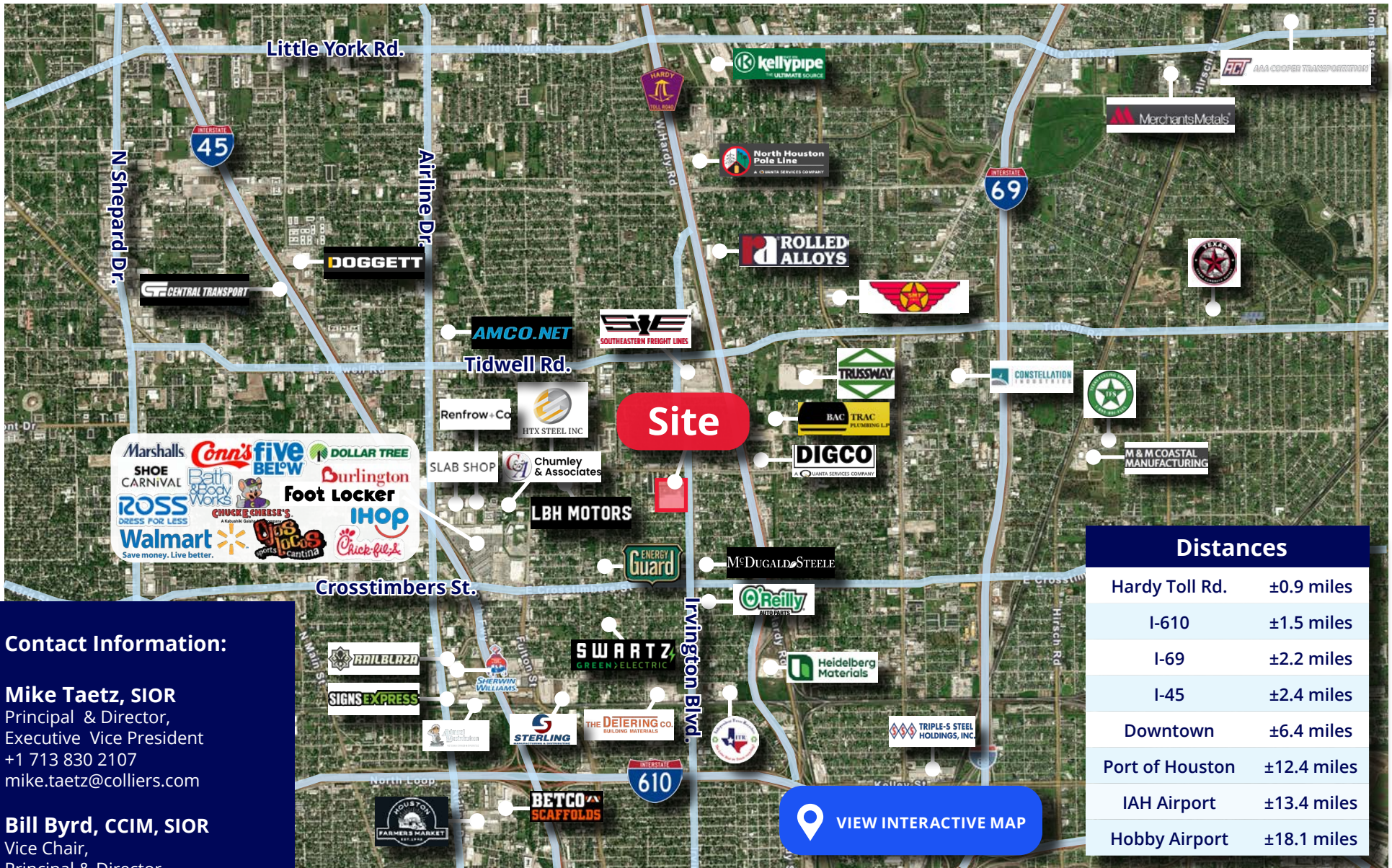


Covered Loading & Staging



Surrounding Businesses

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Contact Information:

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 [VIEW INTERACTIVE MAP](#)



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.

Colliers International Houston, Inc.	<u>29114</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>
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Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date