

CENTERMARK

WAREHOUSE & YARD SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- 47,500 SF office warehouse available (divisible)
- Oversized overhead doors
- Fenced and secured yard
- Heavy power

14730 Yarberry St, Bldg - A1
Houston, TX 77039

- 22,841 total SF
- All Warehouse

14730 Yarberry St, Bldg - A2
Houston, TX 77039

- 15,766 total SF
- 14,929 SF Warehouse
- 800 SF Shop/Office/Restroom

14730 Yarberry St, Bldg - A3
Houston, TX 77039

- 4,478 total SF
- All Office

14730 Yarberry St, Bldg - A4
Houston, TX 77039

- 4,601 total SF
- All Office



Portions of property within 100-year or 500-year floodplain

CONTACT BROKER FOR PRICING

ERIC HUGHES

Partner

C 281-236-9553

eric@centermarkcre.com

6575 West Loop S. Ste 680

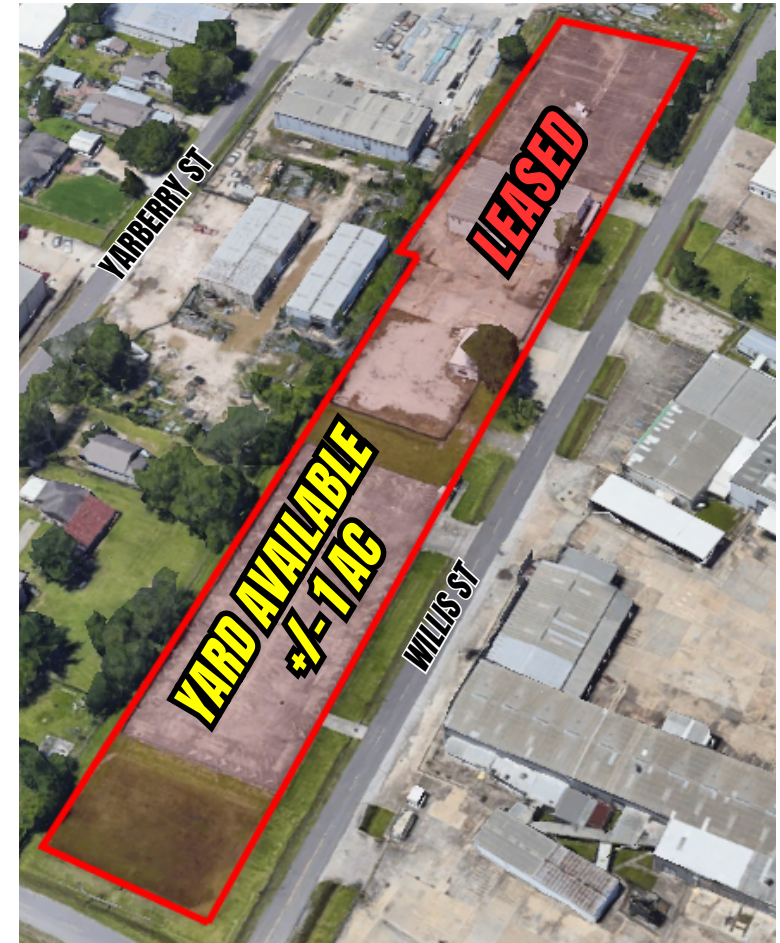
Bellaire, TX 77401

713 461 4750

centermarkcre.com

All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.





BUILDING A1

- 22,841 Total SF
- All Warehouse
- Cranes:
 - (1) 3-Ton
 - (5) 5-Ton
 - (1) 10-Ton

BUILDING A2

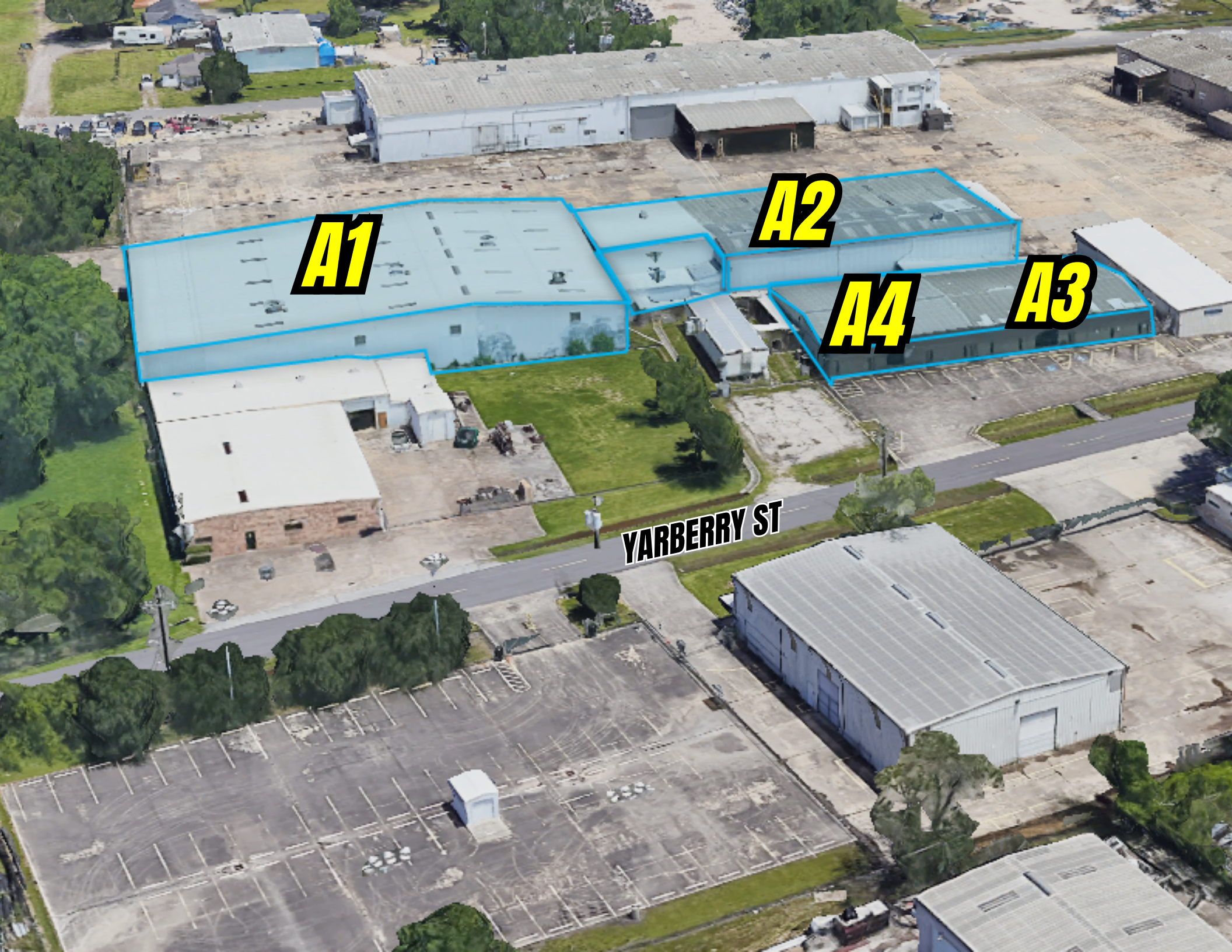
- 15,766 Total SF
- 14,929 SF Warehouse
- 800 SF Shop/Office/Restroom
- Cranes:
 - (1) 5-Ton
 - (1) 10-Ton

BUILDING A3

- 4,478 Total SF
- All office
- Multiple Stall R/R's
- Conference
- Kitchenette
- Training bullpen

BUILDING A4

- 4,601 Total SF
- All office
- Multiple Stall R/R's
- Conference
- Kitchenette
- Training bullpen



A1

An aerial photograph of an industrial area. Four large buildings are outlined in blue and labeled A1, A2, A3, and A4. A1 is a large rectangular building on the left. A2 is a smaller building to its right. A3 and A4 are two long buildings on the right side. A road, YARBERRY ST, runs horizontally across the middle of the image. There are parking lots, trees, and other smaller buildings in the background.

A2

A4

A3

YARBERRY ST



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Centermark Real Estate LLC	605733		713-461-4750
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Eric Hughes	422676	eric@centermarkcre.com	713-461-4750 x2
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**YARD AVAILABLE
*1-1 AC**

YARBERRY ST

A3

A4

A2

A1

