



**ALPINE
PARTNERS**

From Foundation to Summit

FOR LEASE

INDUSTRIAL WAREHOUSE + STABILIZED YARD

8433 RAYSON RD

HOUSTON, TEXAS 77080 · SPRING BRANCH / NORTHWEST HOUSTON

±17,830 SF

TOTAL BUILDING

±1.37 AC

SITE AREA

6

OVERHEAD DOORS

JAN 2027

AVAILABLE

LUCAS FERTITTA

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LEASE SUMMARY

LEASE RATE

Contact broker

AVAILABLE

January 2027

TOTAL BUILDING

±17,830 SF

WAREHOUSE

±16,000 SF

OFFICE

±2,375 SF (two floors)

SITE AREA

±1.37 acres

YEAR BUILT

1986

CONSTRUCTION

Metal warehouse

YARD

Concrete laydown / storage

SUBMARKET

Spring Branch / NW Houston

THE OFFERING

OFFERING SUMMARY



Alpine Partners is pleased to offer for lease 8433 Rayson Road, a ±17,830 SF industrial facility on ±1.37 acres in the supply-constrained Spring Branch / Northwest Houston submarket. The property combines functional warehouse space, two floors of air-conditioned office, and a concrete laydown yard with room to expand outdoor storage — minutes from US-290, I-10 and Beltway 8.

01 INFILL LOCATION

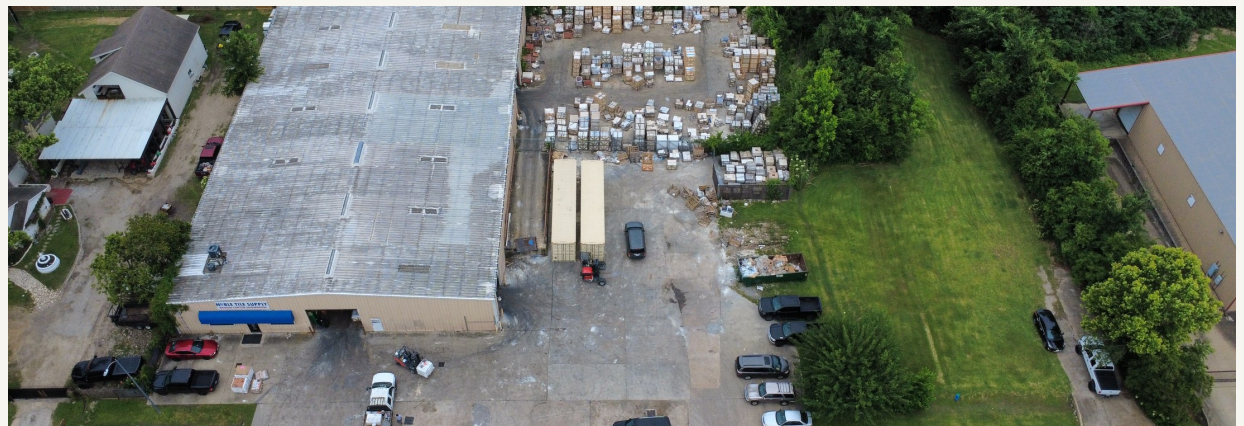
Immediate access to Houston's major corridors — efficient connectivity to labor, customers and infrastructure.

02 CONCRETE LAYDOWN YARD

Stabilized yard for outdoor storage, equipment staging and heavy industrial use, with room to expand the yard area.

03 SUPPLY-CONSTRAINED CORRIDOR

Outdoor-storage sites are increasingly scarce as regulation limits new construction — existing sites are in strong demand.



PROPERTY SUMMARY

BUILDING

Total building area	±17,830 SF
Warehouse	±16,000 SF (160' × 100')
Office — first floor	±2,106 SF, air-conditioned
Office — second floor	±269 SF + restroom
Clear height	±20'6" at center · ±15'8" eave
Overhead doors	6 grade-level · up to 15'6"W × 11'6"H
Power	Single-phase, 240V
Construction / built	Metal warehouse · 1986

SITE

Land area	±1.37 acres
Outdoor storage	Concrete laydown yard
Yard expansion	Ability to expand stabilized yard
Availability	January 2027



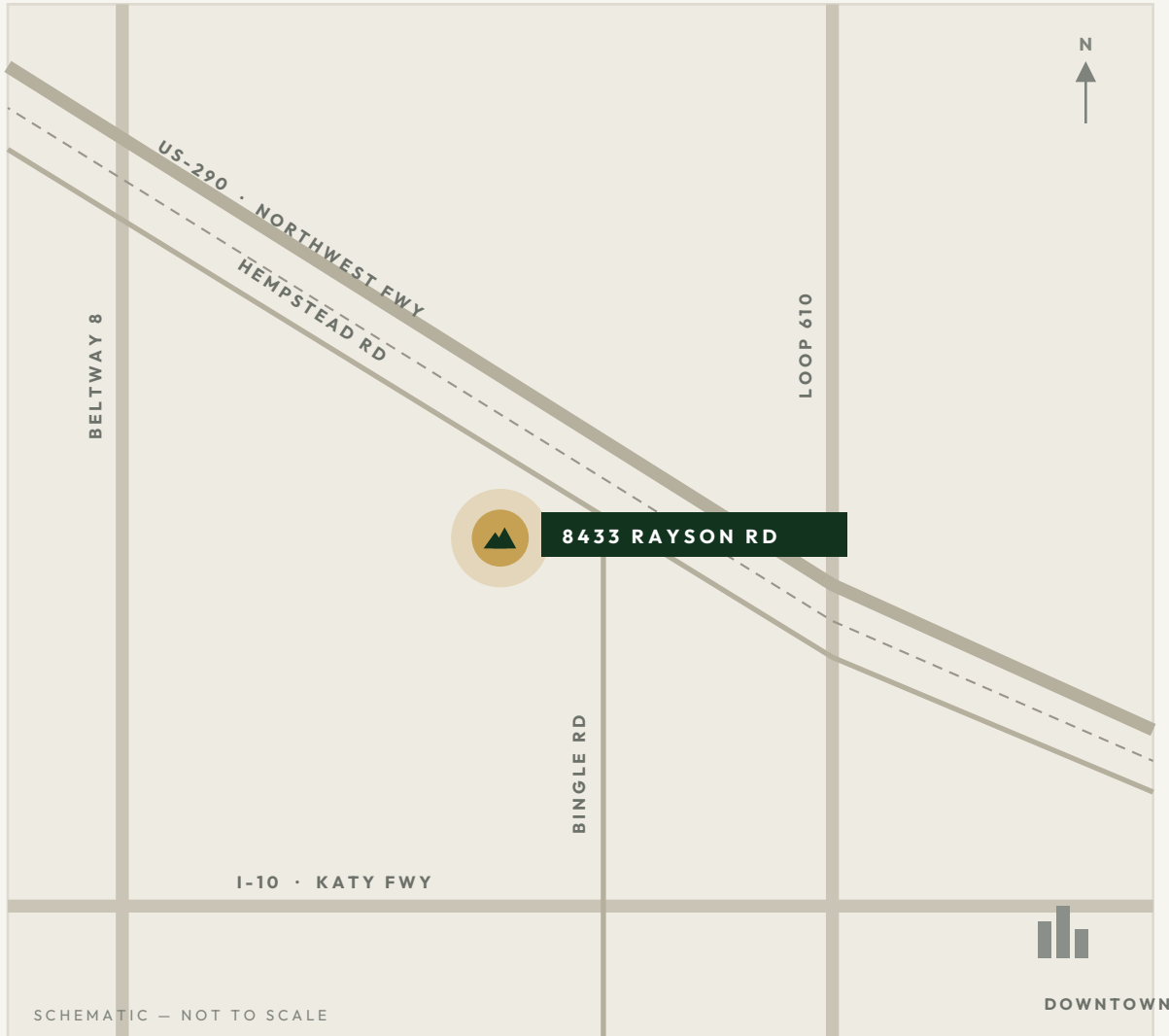
FRONT ELEVATION — RAYSON RD



WAREHOUSE INTERIOR

THE SUBMARKET

LOCATION & ACCESS



CONNECTIVITY

DRIVE DISTANCES

US-290 / Hempstead Rd	±1 mi
I-10 — Katy Fwy	±3 mi
Beltway 8	±4 mi
N Loop 610	±4 mi
Downtown Houston	±11 mi
Bush Intercontinental	±20 mi

Central infill position with efficient reach across Greater Houston for distribution, service and light manufacturing users.

DISTANCES APPROXIMATE

THE WALK-THROUGH PROPERTY PHOTOS



FRONT ELEVATION



CONCRETE LAYDOWN YARD



WAREHOUSE INTERIOR



OFFICE / SHOWROOM



OFFICE / SHOWROOM



AERIAL — LOOKING EAST



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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