

OFFICE / WAREHOUSE FOR SALE OR FOR LEASE

12014 Windfern Rd, Houston, TX 77064



PROPERTY INFORMATION

Total Building SF: ± 15,000 SF

Warehouse SF: ± 7,500 SF

Office SF: ± 7,500 SF

Grade A Office Finish Out

1st Floor: 3,750 SF

2nd Floor: 3,750 SF

Lot Size: ± 0.73 AC

Year Built: 2021

Sale Price: \$2,250,000
(\$150 PSF)

Lease Rate \$0.95/SF NNN

PROPERTY HIGHLIGHTS

- Fenced & Gated Office/Warehouse
- Fully Insulated
- 3 Phase Power – 600 Amps
- 10-Ton Crane Ready
- Two (2) 12'x14' Grade Level Doors
- 26' Eave Height

FOR MORE INFORMATION

Lawton Anderson

landerson@moodyrambin.com
713.773.5599

Stephen Ghedi

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Jack Cordova

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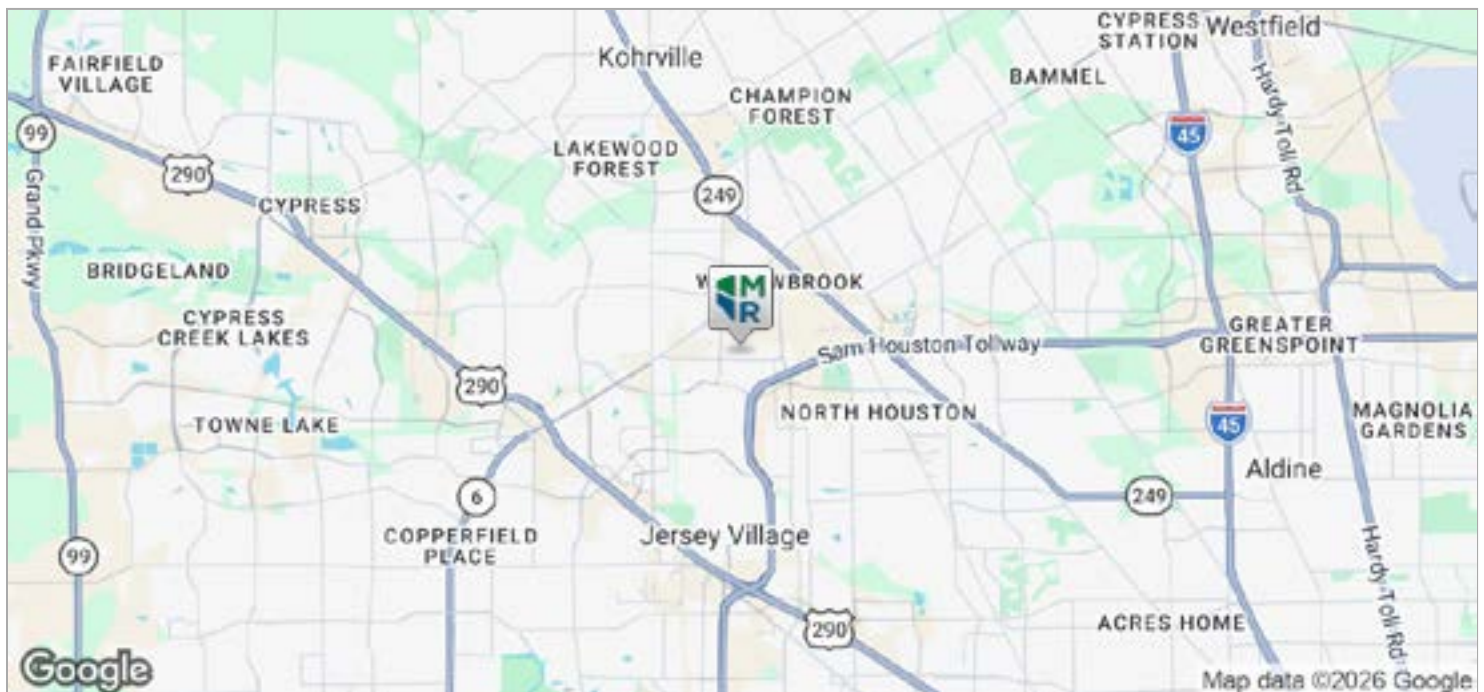
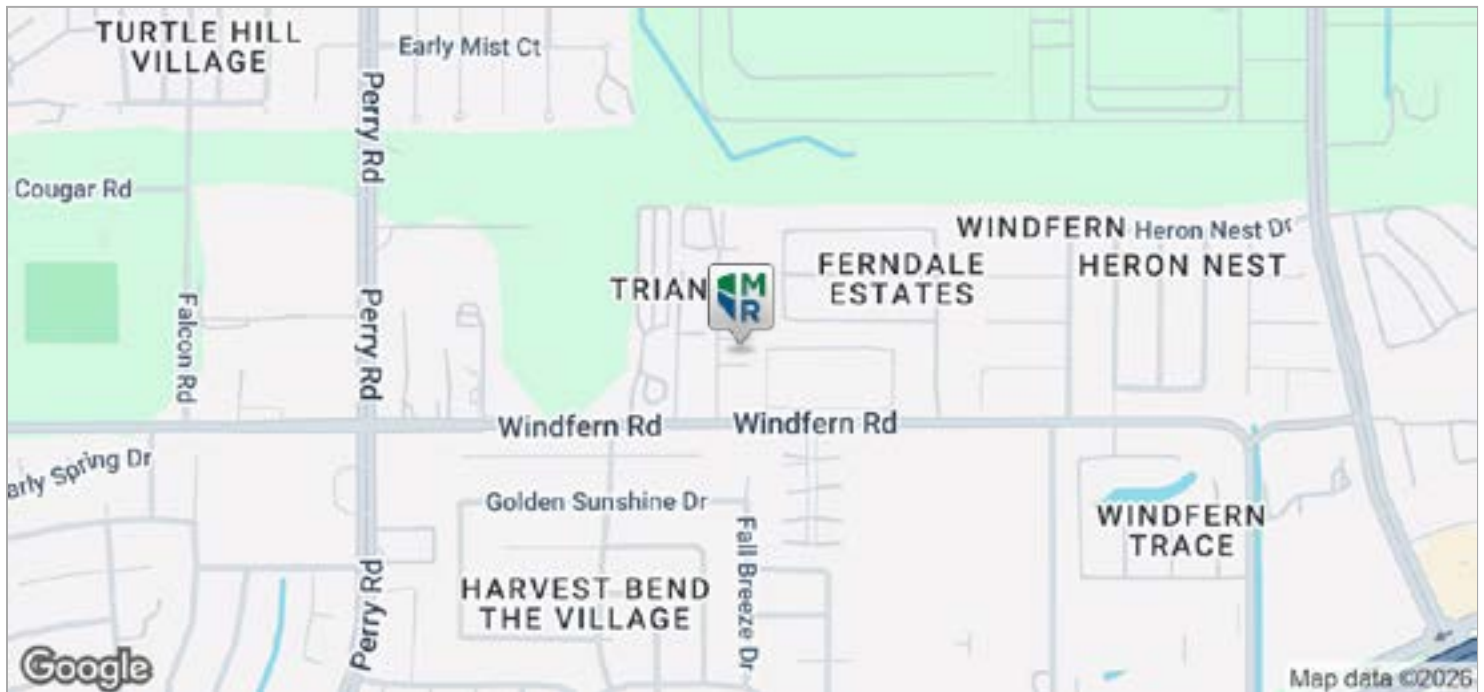
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 coincidental 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.

MRIO, INC.	542512		713-773-5500
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Robert O. Cromwell, II	385561	bcromwell@moodyrambin.com	713-773-5500
Designated Broker of Firm	License No.	Email	Phone
Stephen Ghedi	712921	sghedi@moodyrambin.com	713-773-5528
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Lawton Anderson	720869	landerson@moodyrambin.com	713-773-5599
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date