

FOR LEASE

CENTRALLY LOCATED WAREHOUSE SHOWROOM 288 & S. Loop

10,500 SF WAREHOUSE/SHOWROOM BUILDING

7100 GRAND BOULEVARD

Houston, Texas



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PROPERTY

GRAND WAREHOUSE SHOWROOM

HOUSTON, TEXAS

LOCATION:

7100 Grand Boulevard
East of Alameda
West of 288
South of OST

PROPERTY INFORMATION:

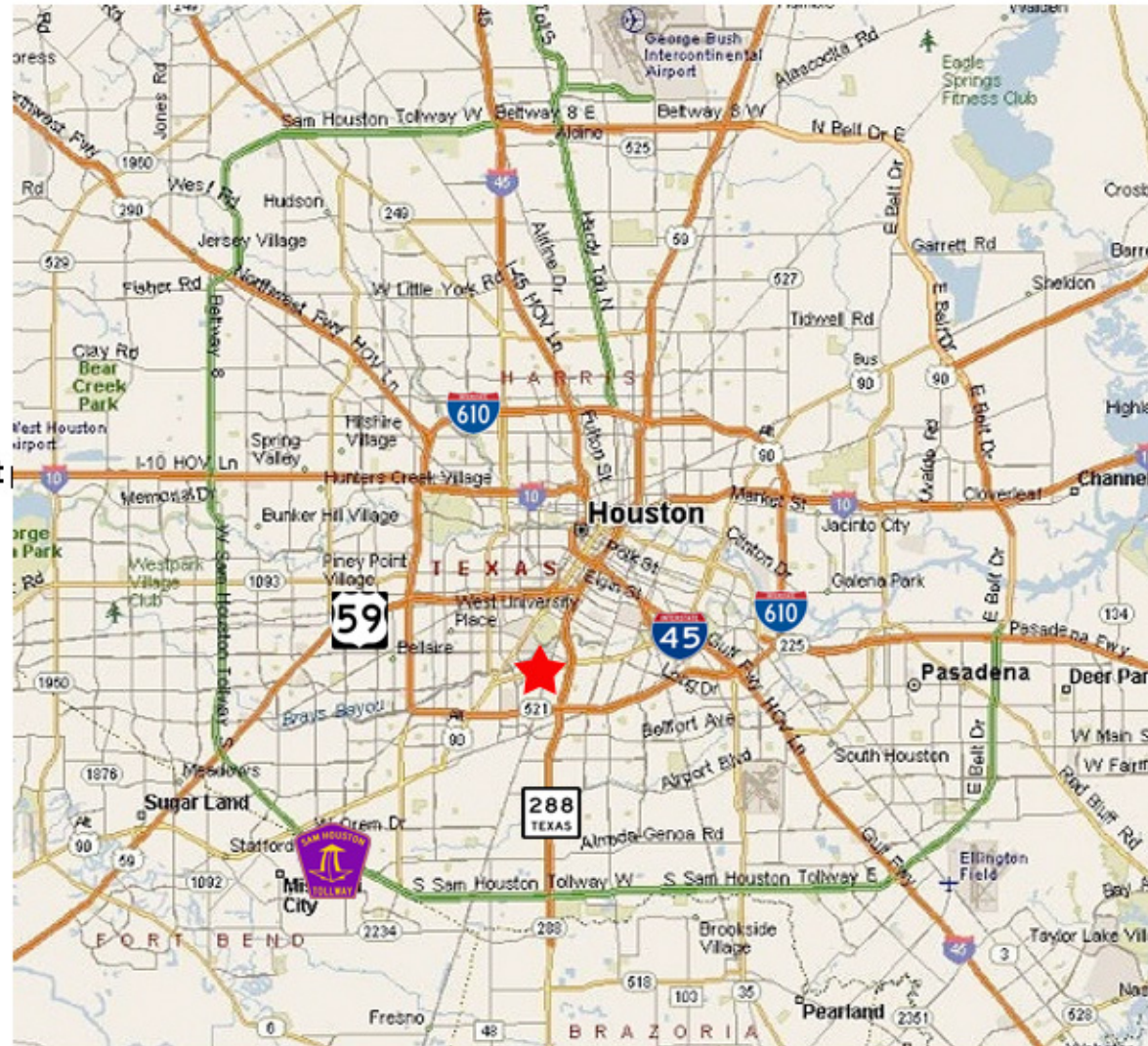
28,218 Square Feet of Land
10,500 Square Feet (NRA)
This building has a 1500 SF showroom with reception,
approx 1500 SF of administrative offices, approx 1500 SF
sales/bullpen area, multiple 15' overhead doors at grade,
rear employee parking with turning apron,

Asking 1.00 per square foot

TERMS:

DELIVERY CONDITION

Building can be delivered with existing
office furniture package and warehouse
racking systems, or vacant



BUILDING

GRAND WAREHOUSE SHOWROOM

HOUSTON, TEXAS

BUILDING:

- Built in 1960
- Recently re-roofed
- All MEPS in good condition
- No deferred maintenance issues
- May be subdivided

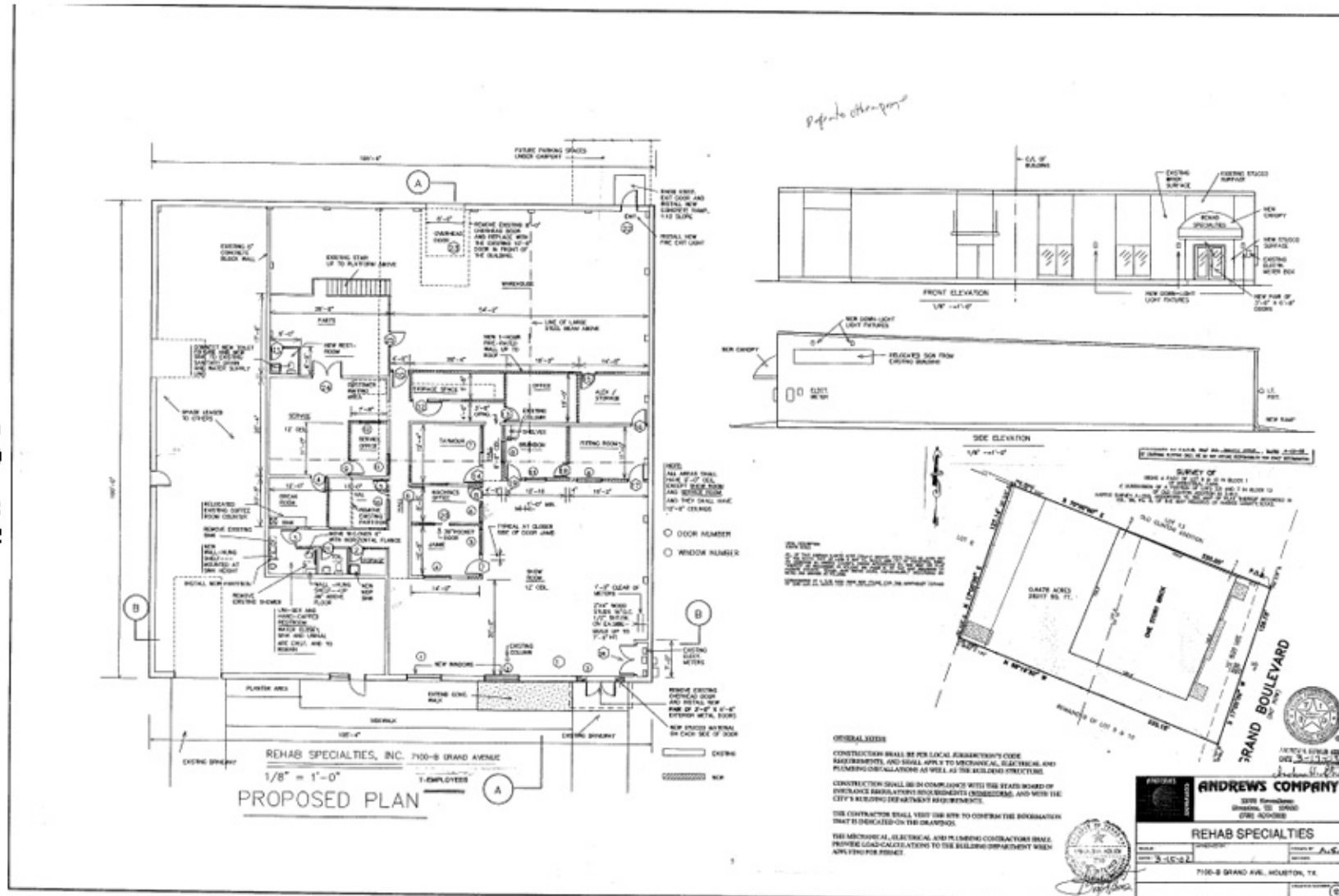
UTILITIES:

- Standard 200 amp service
- Could be upgraded to 3 phase

TAXING AUTHORITY:

Houston ISD	\$1,186,700
Harris County	\$0.414550
Current 2014 Total	\$16,602.33
Monthly RE Tax Expense	\$1,383.52

NOTES:



SITE

GRAND WAREHOUSE SHOWROOM

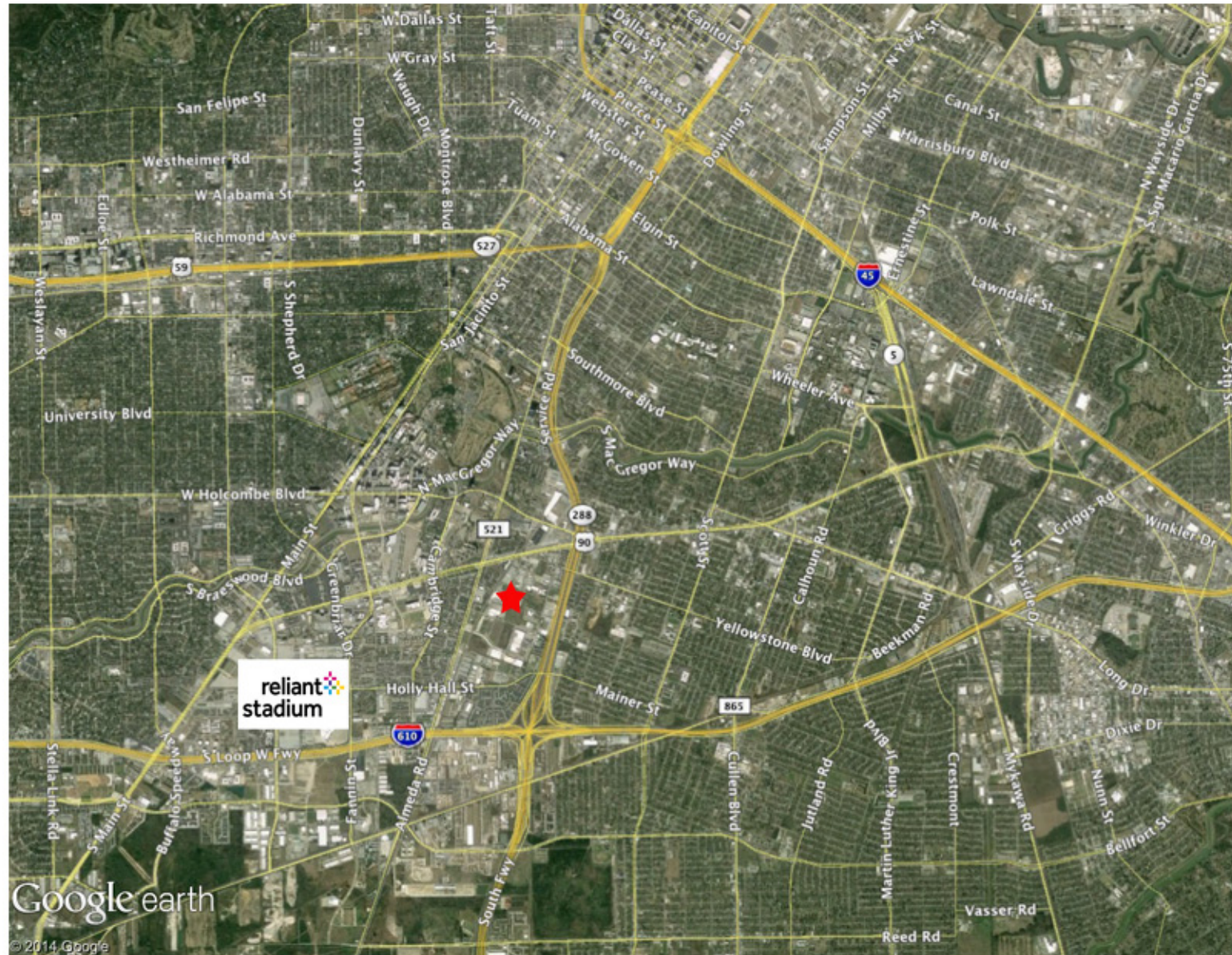
HOUSTON, TEXAS

SITUS:

.34 miles from Old Spanish Trail
.72 miles from Hwy 288
1.90 miles from Loop 610 South

IMPROVEMENTS:

The building is constructed of steel frame on a steel reinforced concrete slab, with brick veneer and pitched metal roof deck with modified bitumen torch down roof system. The building has adequate restrooms, is wired for data, and has no known deferred maintenance issues.



ADDITIONAL

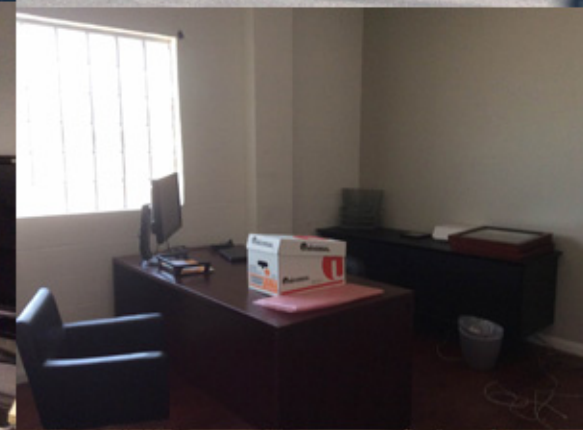
GRAND WAREHOUSE/SHOWROOM

HOUSTON, TEXAS

APPROX 6,000 SF OF OFFICE
4,500 SF OF WH

This building is ideal for a sales headquarters. The showroom is approx 1,500 sf. The executive offices are handsomely appointed, the sales center and bullpen areas are furnished, but can be delivered vacant. There are 45 parking stalls. The warehouse has a fenced secure area with a mezzanine above. This building had been subdivided in the past to accommodate 2 tenants.

Just minutes from 288, and approx 8 minutes from downtown, this site is also ideal for companies with clientele in the southern territories.





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.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

