

For Sale or Lease

Park 225 4020 Flowserve Way

Pasadena, TX 77503

±36,954 SF on ±2.8 Acres



Property Highlights

Property Size:

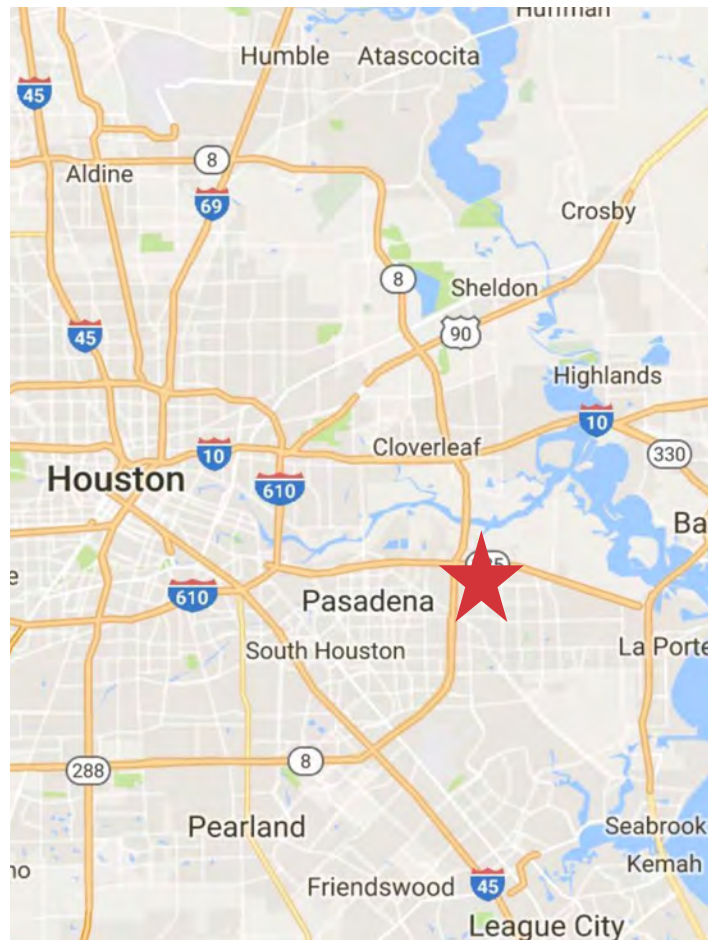
- ±36,954 SF Total
- ±4,964 SF Two Story Office Space
- 1st Floor: ±962 SF Finished (±4,000 SF Available for Expansion)
- 2nd Floor: ±4,002 SF Finished-Out
- ±2.8 Acres of Land
- ±0.5 Acre Available of Outside Storage Yard

Building/Warehouse Features

- Tiltwall Construction
- Building is Expandable by an Additional ±12,000 SF
- 20-Ton Crane Ready with ±20' Hook Height
- 6" Reinforced Concrete Slab
- ±30' Eave Height
- (2) 9' x 10' Truck Well Loading Doors
- (2) 16' x 18' Grade Level Loading Doors
- Building Dimensions: 275' x 120'
- ±115' Truck Court
- ELO Sprinkler System
- Power: 800 Amps, 3 Phase, 480 Volt, Additional Power Available
- HVAC Ready-Solar White Panel Standing Seam Roof
- Clerestory Windows in Warehouse for Natural Light
- Regional Detention in Place and Utilities Provided by City of Pasadena

SALE PRICE: \$4,360,572 (\$118/SF)

LEASE RATE: \$0.85 PSF/MONTH NNN



Michael Keegan, SIOR
tel 713 275 9630
michael.keegan@naipartners.com

Chris Kugle
tel 713 985 4609
chris.kugle@naipartners.com

NAIPartners
HOUSTON | AUSTIN | SAN ANTONIO

For Sale or Lease

Park 225 4020 Flowserve Way

Pasadena, TX 77503

±36,954 SF on ±2.8 Acres



Michael Keegan, SIOR
tel 713 275 9630
michael.keegan@naipartners.com

Chris Kugle
tel 713 985 4609
chris.kugle@naipartners.com

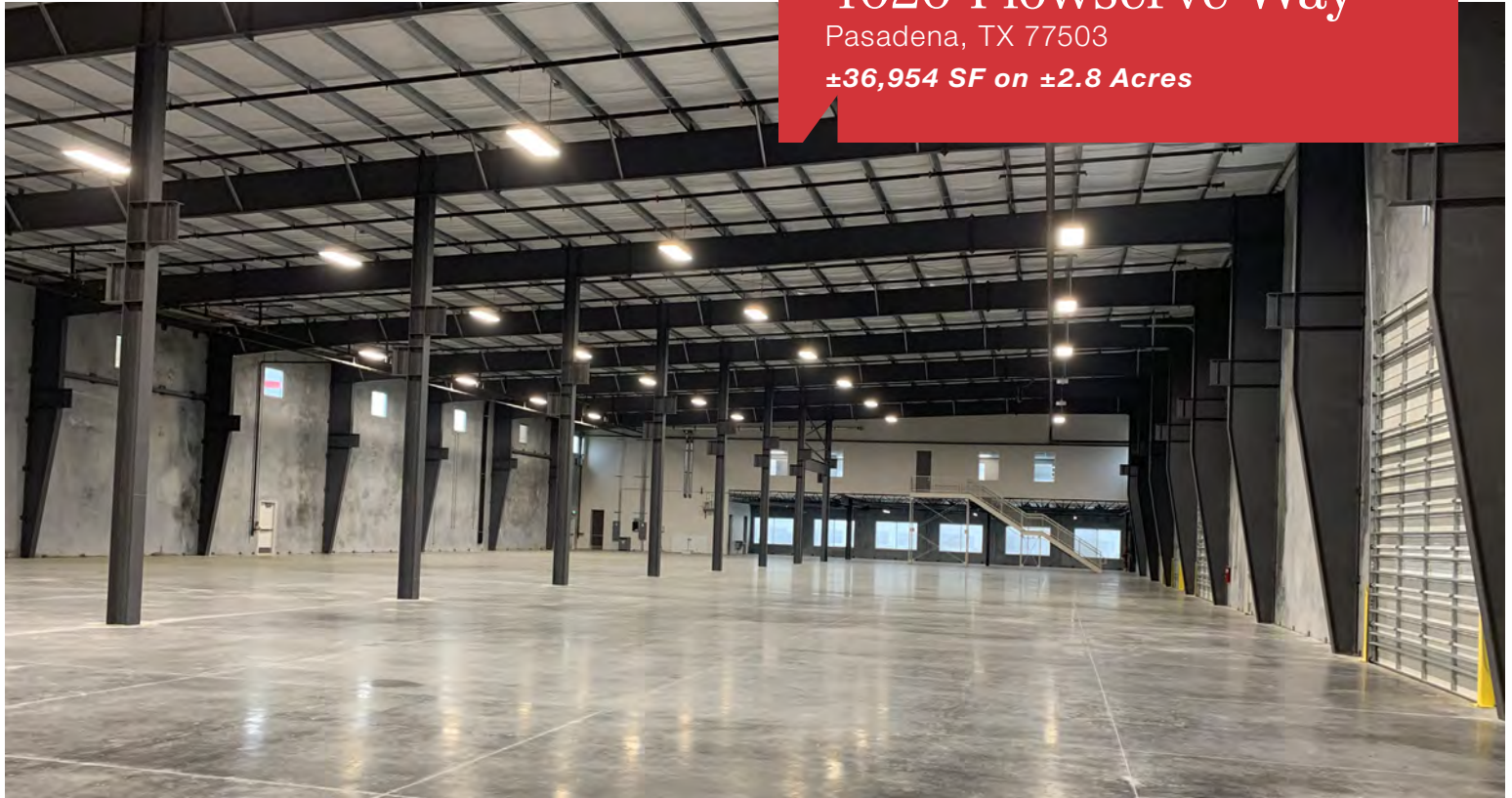
NAIPartners
HOUSTON | AUSTIN | SAN ANTONIO

For Sale or Lease

Park 225 4020 Flowserve Way

Pasadena, TX 77503

±36,954 SF on ±2.8 Acres



Michael Keegan, SIOR
tel 713 275 9630
michael.keegan@naipartners.com

Chris Kugle
tel 713 985 4609
chris.kugle@naipartners.com

NAIPartners
HOUSTON | AUSTIN | SAN ANTONIO

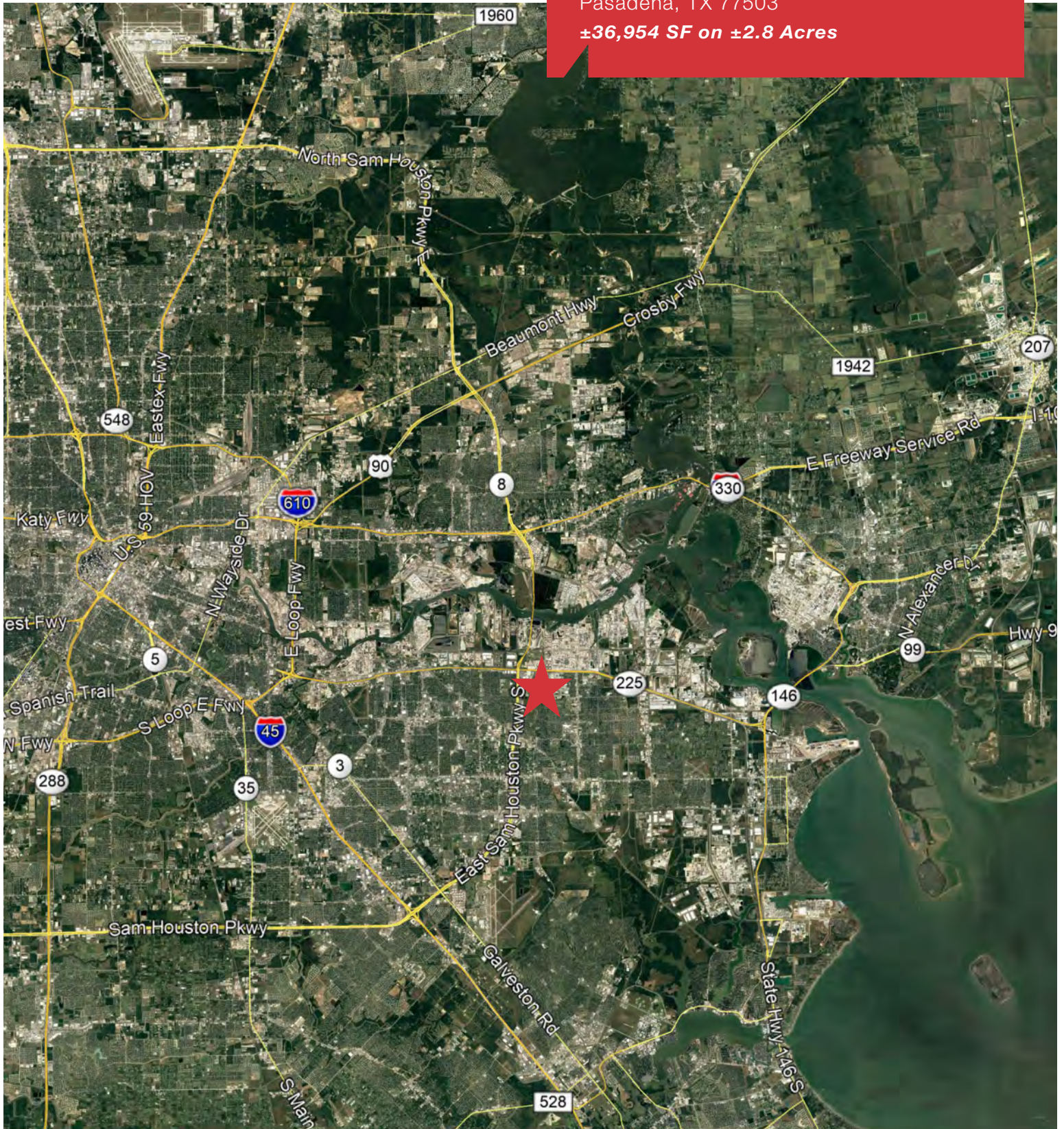
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2019 NAI Partners. All rights reserved.

For Sale or Lease

Park 225 4020 Flowserve Way

Pasadena, TX 77503

±36,954 SF on ±2.8 Acres



Michael Keegan, SIOR
tel 713 275 9630
michael.keegan@naipartners.com

Chris Kugle
tel 713 985 4609
chris.kugle@naipartners.com

NAIPartners
HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2019 NAI Partners. All rights reserved.



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.

PCR Brokerage Houston, LLC dba NAI Partners	<u>9003949</u>	<u>licensing@naipartners.com</u>	<u>713-629-0500</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jon Silberman</u>	<u>389162</u>	<u>jon.silberman@naipartners.com</u>	<u>713-629-0500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Travis Land</u>	<u>498101</u>	<u>travis.land@naipartners.com</u>	<u>713-629-0500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael Keegan</u>	<u>584440</u>	<u>michael.keegan@naipartners.com</u>	<u>713-629-0500</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date