



For Sale or Lease

Design Build or Build to Suit Available

Sterling Industrial Park

0 White Rd, Houston, TX 77047

Contact us:

Jon Lindenberger, CCIM, SIOR
Principal
+1 713 830 2163
jon.lindenberger@colliers.com

Jason Tangen
Vice President
+1 713 830 4006
jason.tangen@colliers.com

Paul Dominique
Senior Associate
+1 713 830 2158
paul.dominique@colliers.com

1233 W. Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111
colliers.com



Accelerating success.

Property Features

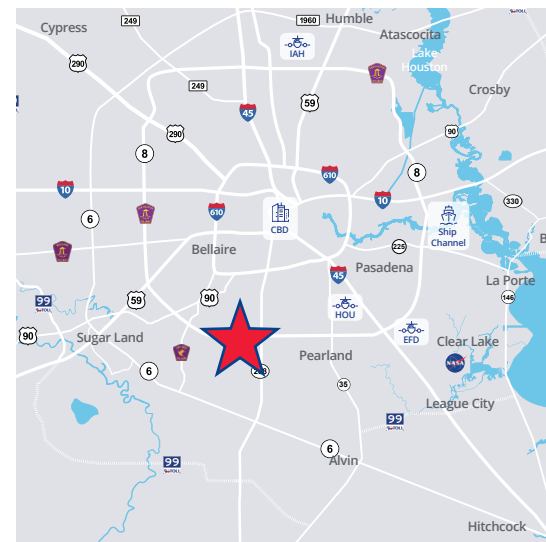
- Design Build or Build to Suit
- 27,500 SF on 2.89 acres
- Building can be expanded to 20,650 SF
- Office BTS
- Two (18'x20') grade level doors
- Ample stabilized outdoor storage
- 30' Eave height
- 3 Phase 480 Volt 800 Amps
- 10-ton crane ready - 24' hook
- LED lighting
- Regional detention
- Unincorporated Harris County

Location

- Less than 1 mile to Beltway 8
- 2 Miles to Hwy 288
- 11 Miles to Texas Medical Center
- 18 Miles to Port of Houston

Lease Rate - Sales Price:

Contact Brokers

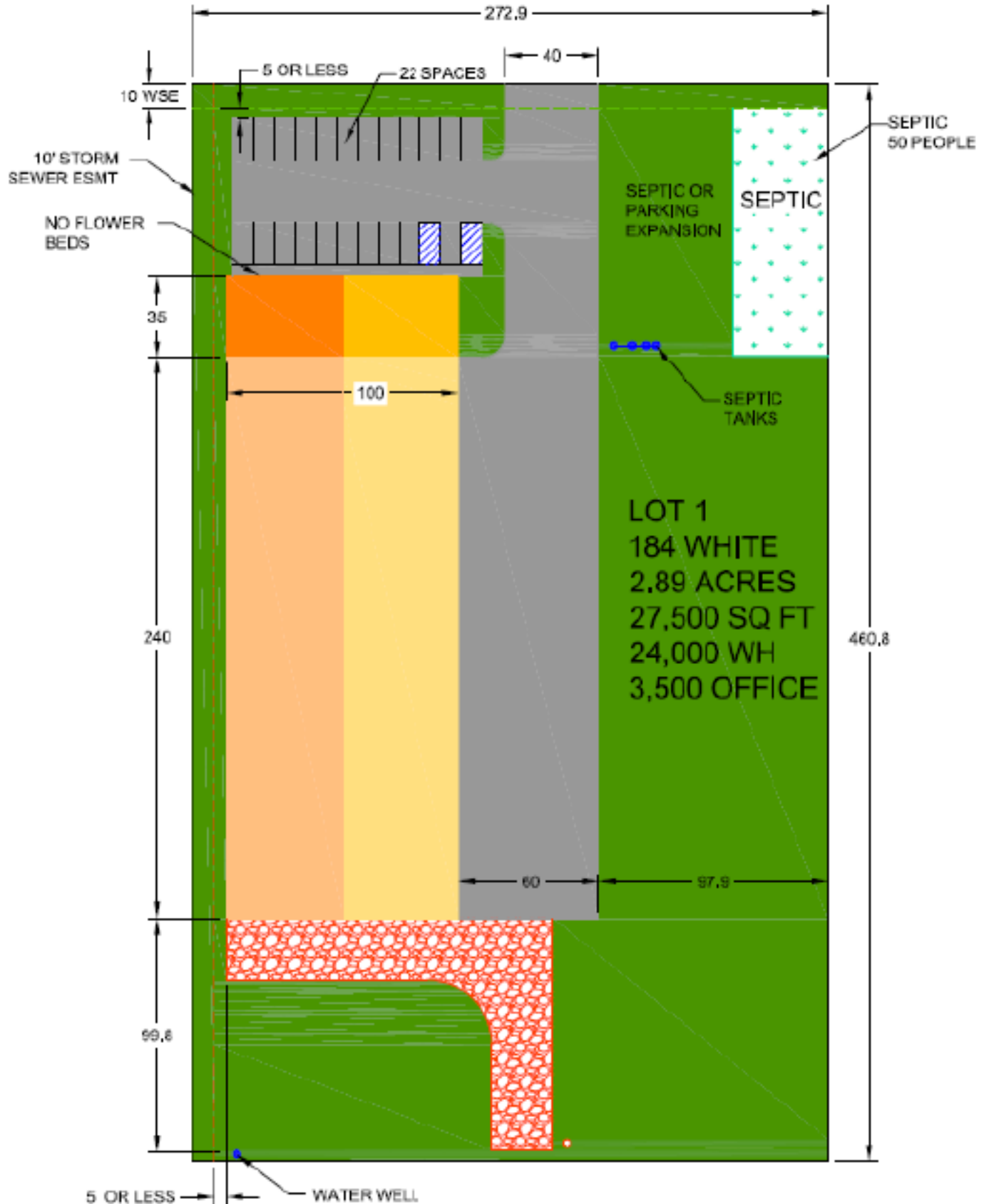


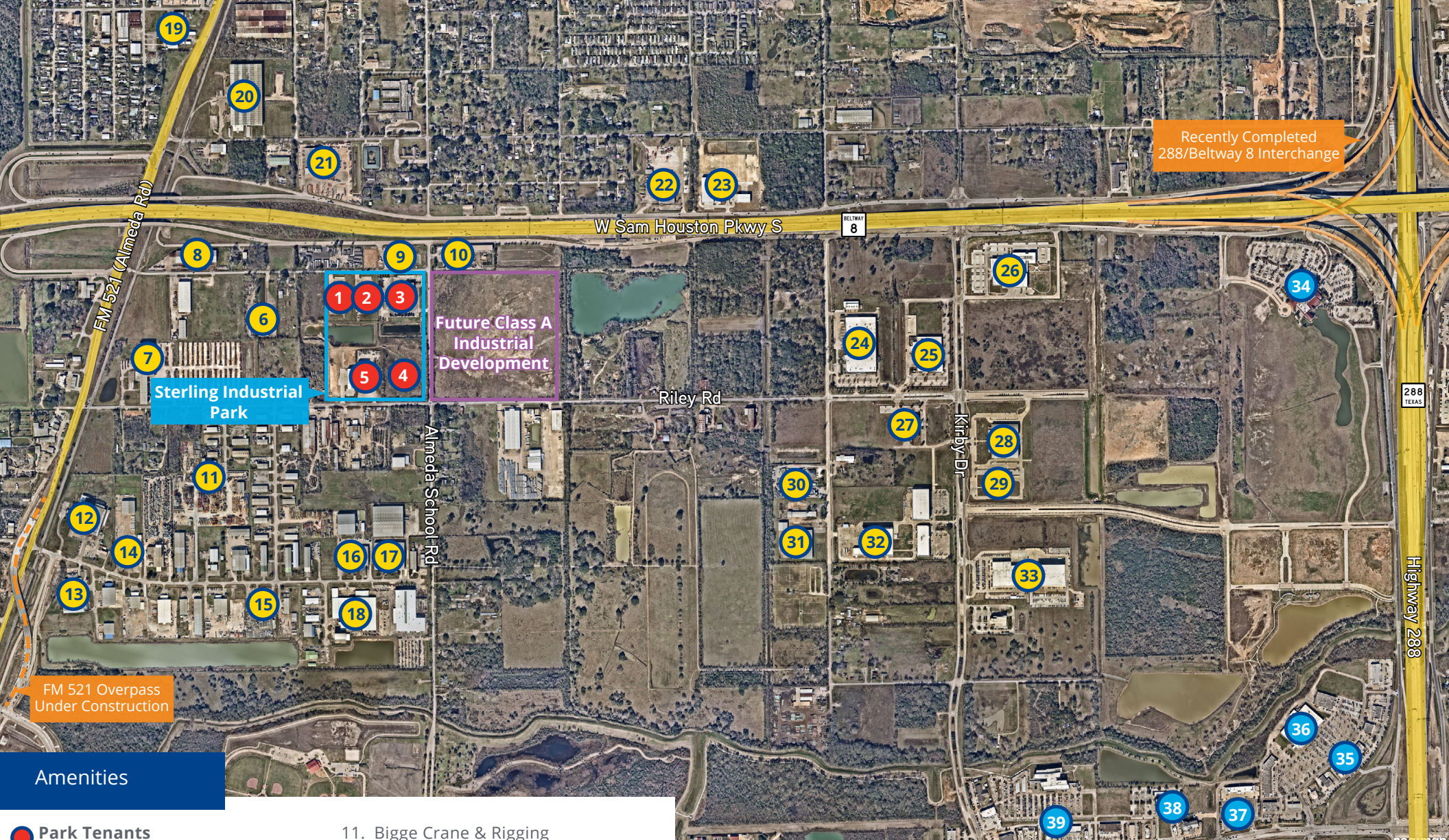
Design Build or Build to Suit Available

Sterling Industrial Park

0 White Rd, Houston, TX 77047

Colliers





Amenities

● Park Tenants

- 1. Fluid Flow
- 2. Metreel
- 3. Waste Connections
- 4. Ferguson
- 5. PMI Pavement Marking

● Nearby Companies

- 6. Treadwright Tires
- 7. Tiaga
- 8. Hunt & Hunt
- 9. Canopy Solutions
- 10. Bobcat of Houston

- 11. Bigge Crane & Rigging
- 12. Curtiss-Wright
- 13. South Coast Products
- 14. Custom Air Products & Services (CAPS)
- 15. Carrier
- 16. Fluid Sealing Products
- 17. East West Furniture
- 18. Galperti
- 19. AMACS Process Tower Internals
- 20. Kloeckner Metals
- 21. Ahern Rentals
- 22. H&E Equipment Services

- 23. Able Industrial
- 24. Cook Compression
- 25. Merit Medical
- 26. Endress + Hauser
- 27. Cardiovascular Systems, Inc.
- 28. Tool-Flo Manufacturing
- 29. PTSolutions
- 30. Syntech Chemicals
- 31. Brenntag Southwest
- 32. Mitsubishi Heavy Industries Compressor International Corp.
- 33. Lonza Biologics

● Nearby Retail

- 34. Bass Pro Shops
- 35. Whataburger, Starbucks, Luby's, Cracker Barrel
- 36. Kroger
- 37. Buc-ee's
- 38. HCA Houston Healthcare Pearland
- 39. Taco Bell, Walgreens, Wendy's, Sonic, UPS Store, Chick-fil-A



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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 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.

**Colliers International
Houston, Inc.**

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

patrick.duffy@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

Jon Lindenberger

Sales Agent/Associate's Name

588513

License No.

jon.lindenberger@colliers.com

Email

(713) 830-2163

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501