



For Sale or Lease

Lease Rate:

\$0.90 PSF NNN

Sales Price:

Contact Brokers

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.

Design Build or Build to Suit Available

Sterling Industrial Park

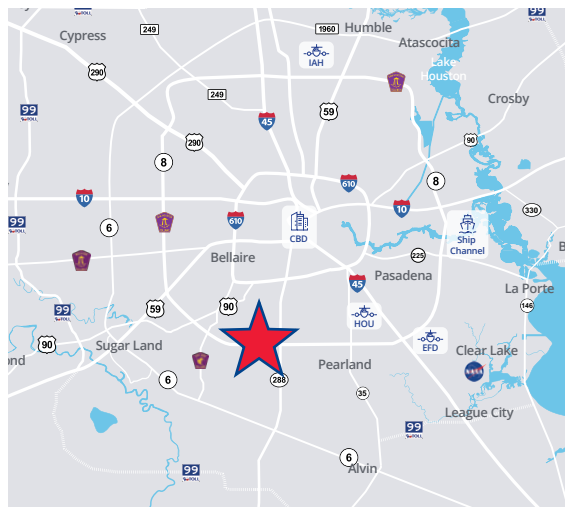
14626 Alameda School Rd, Houston, TX 77047

Property Features

- Design Build or Build to Suit
- 14,350 SF on 1.85 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

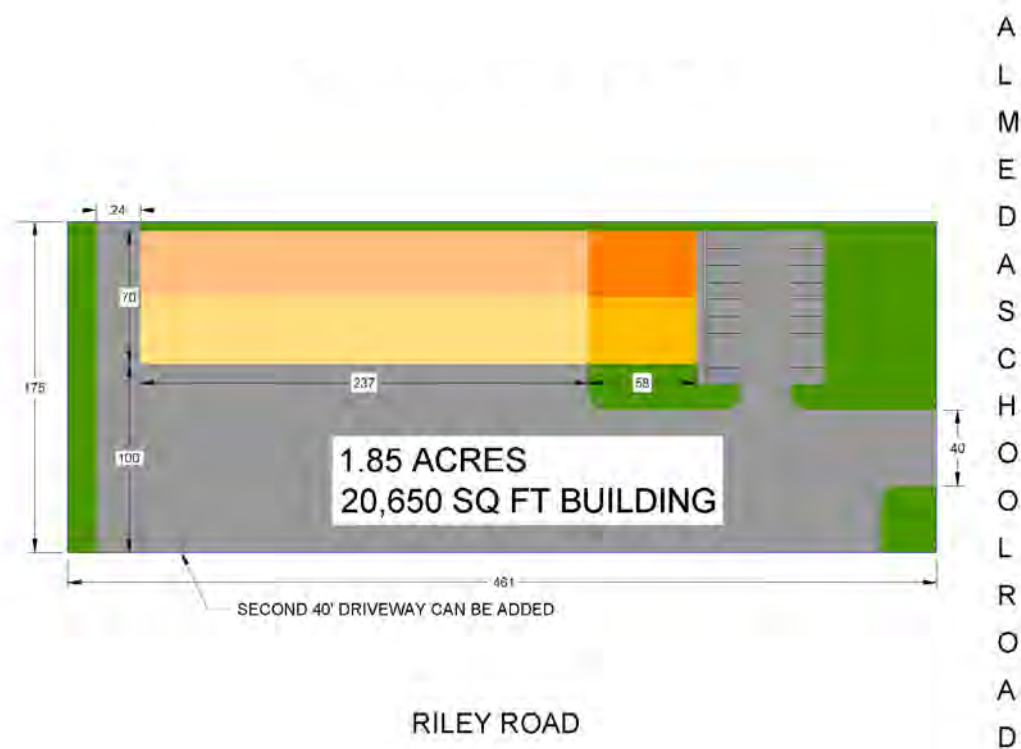
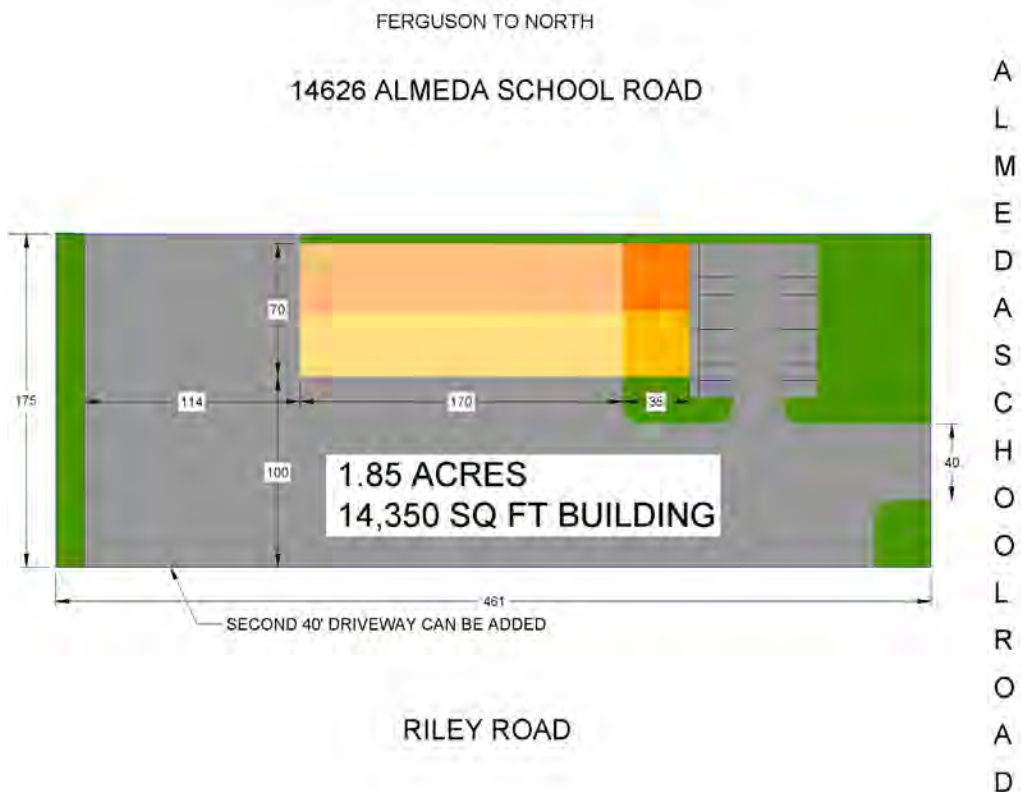


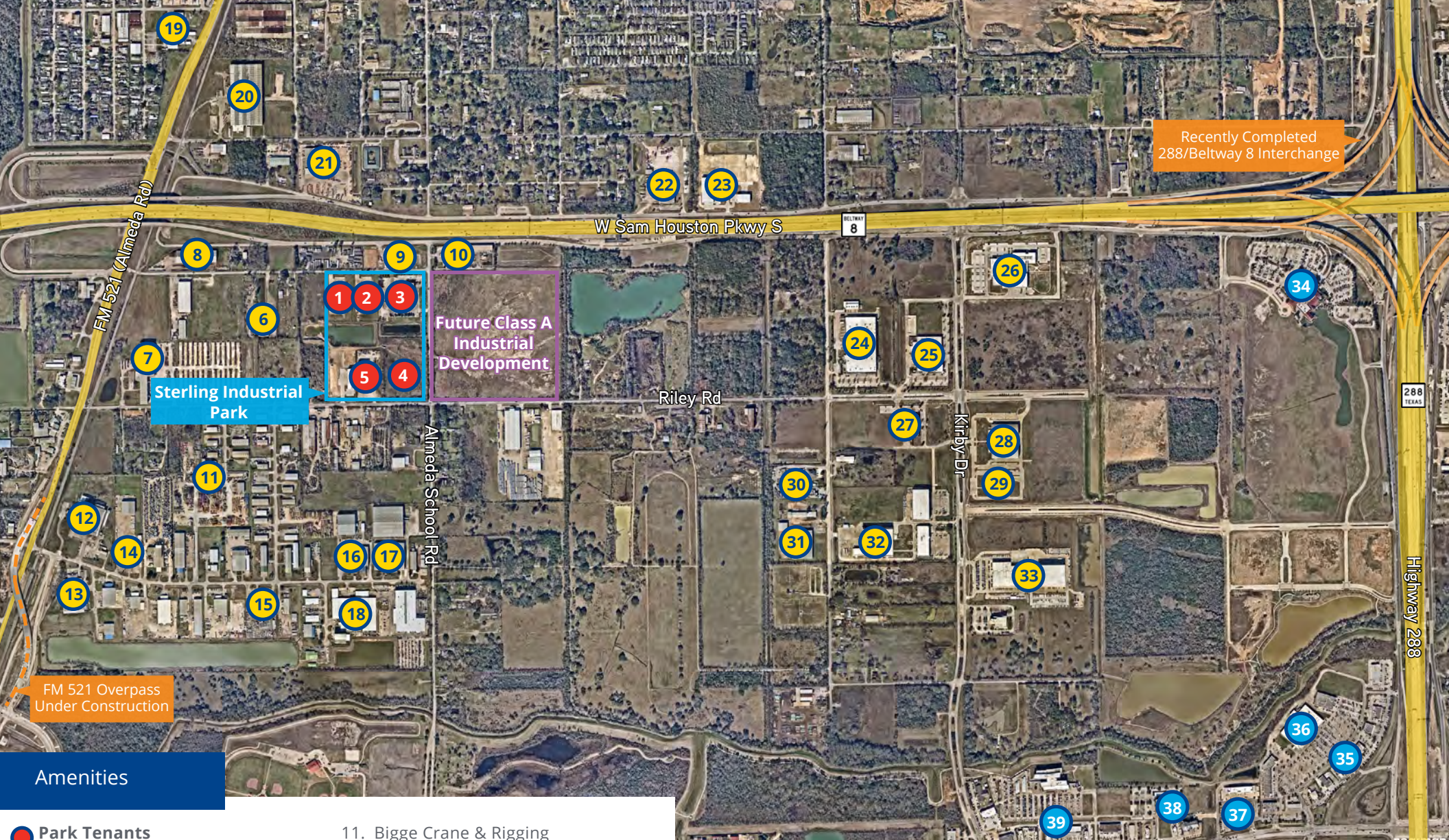
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Design Build or Build to Suit Available

Sterling Industrial Park

14626 Almeda School Rd, Houston, TX 77047





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