

FOR LEASE

WILLOWBROOK DISTRIBUTION CENTER

8270 Willow Place Drive, Suite 120 • Houston, TX 77070



PROPERTY HIGHLIGHTS

- 19,238 SF Available
- Divisible to 6,419 SF
- 3,028 SF Total Office
- (8) Dock High Loading Doors
- Ample Parking
- 24' Clear Height
- Fully Sprinklered
- 100% Climate Controlled Warehouse
- LEASE RATE: CALL BROKER

PROJECT FEATURES

- Close Proximity to State Highway 249 and Beltway 8
- Rear- Load Configuration



Greg Barra, SIOR, CCIM

713.599.3406 • gbarra@boydcommercial.net

Bo Pettit

713.599.3416 • bpettit@boydcommercial.net



ALPHA
INDUSTRIAL
PROPERTIES

BOYD
COMMERCIAL

CORFAC
International



AVAILABLE



STATE HIGHWAY 249

MISTY WILLOW DRIVE

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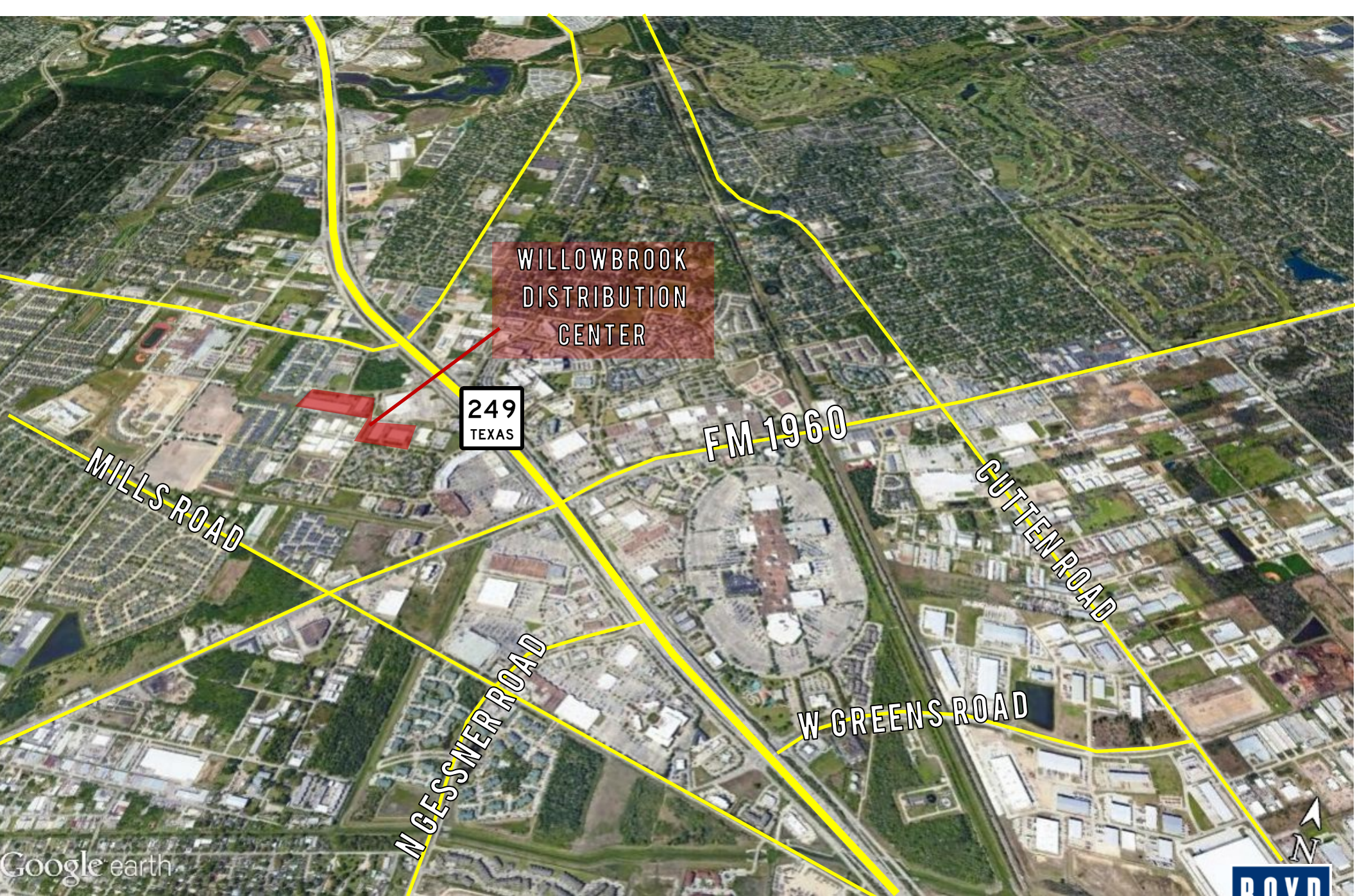
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ALPHA INDUSTRIAL PROPERTIES



The information contained herein is believed to be correct, however, no warranty or representation is made. All specifications are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



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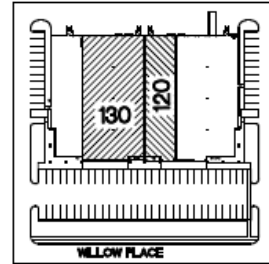
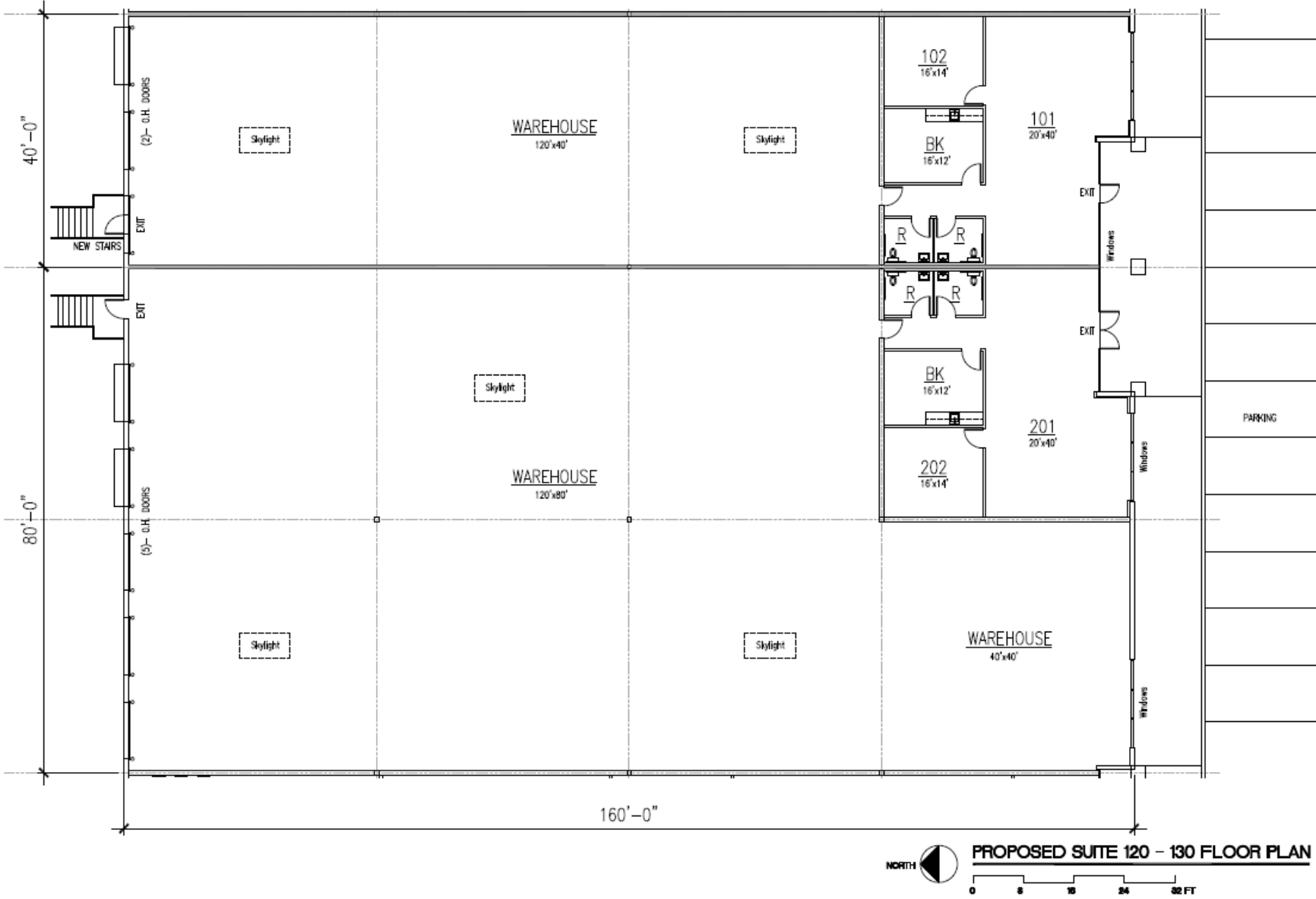


ALPHA INDUSTRIAL PROPERTIES



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BUILDING SUMMARY

SUITE 120 OFFICE :	1,814 SQ. FT.
WAREHOUSE :	4,805 SQ. FT.
TOTAL AREA	6,619 SQ. FT.
SUITE 130 OFFICE :	1,814 SQ. FT.
WAREHOUSE :	1,805 SQ. FT.
TOTAL AREA	3,619 SQ. FT.
TOTAL SUITE 120 and 130	10,238 SQ. FT.

BUILDING FEATURES

- 100% FIRE SPRINKLED
- EASY ACCESS TO 240 PKWY AND BELTWAY 8
- (8) DOCK HIGH REAR LOADING DOORS
- 8'4" CLEAR HEIGHT w/ SKYLIGHTS
- SECURITY LIGHTING
- CONCRETE TILT WALL CONSTRUCTION
- ALL CONCRETE PAVING
- PROFESSIONALLY MAINTAINED LANDSCAPING



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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.

Property: 8270 Willow Place Drive, Suite 120, Houston, Texas 77070

Boyd Commercial, LLC	511967	dmboyd@boydcommercial.net	713-877-8400
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David M. Boyd	419382	dmboyd@boydcommercial.net	713-877-8400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Greg Barra, CCIM, SIOR	571663	gbarra@boydcommercial.net	713-877-8400
Sales Agent/Assoicate's Name	License No.	Email	Phone
Bo Pettit	544512	bpettit@boydcommercial.net	713-877-8400
Sales Agent/Assoicate's Name	License No.	Email	Phone

Buyer/Tenant Initial

Seller/Landlord Initial

Date