



For Lease - Crane Served Office/Warehouse with Yard

Breen Industrial Park

11601 N. Galayda St - 11611 N. Houston Rosslyn, Houston, TX 77086

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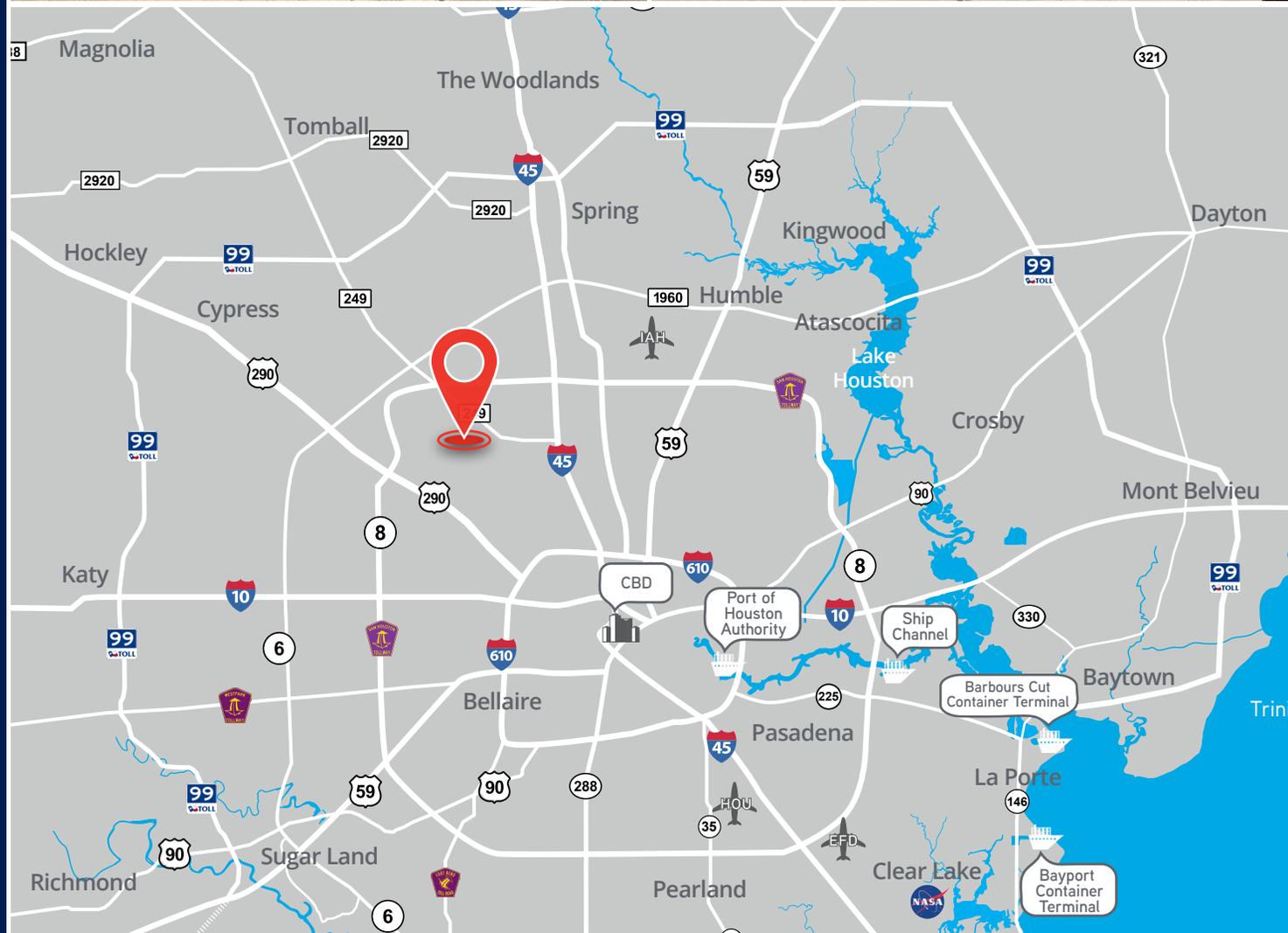
The Property

Located in Houston's Northwest Industrial Submarket, the park offers easy access to Highway 249 and Beltway 8 via N. Houston Rosslyn Road. The property consists of six buildings featuring overhead bridge cranes, grade level loading and outdoor storage yard.



Highlights

- Gated industrial business park
- Paved and stabilized outdoor storage
- All buildings are drive-thru capable
- Crane served and heavy power available
- Northwest Houston location
- 1.6 Miles to Highway 249
- 5 Miles to Beltway 8
- 6 Miles to Highway 290
- Contact Brokers for pricing



Property Specifications



#	Address	Building SF	Land Size	Loading	Cranes	Office Area
1	11601 N Galayda	18,000 SF	1.34 AC	(1) Grade level door	Crane ready - No crane in place	10,000 SF (two-story)
2	11609 N Galayda	11,430 SF	1.49 AC	(3) Grade level doors	(1) 10-ton OH bridge crane	2,400 SF
3	11617 N Galayda	10,230 SF	1.56 AC	(6) Grade level doors	(1) 10-ton & (1) 15-ton OH bridge crane	1,200 SF
4	11616 N Galayda	11,225 SF	1.44 AC	(5) Grade level doors	(1) 10-ton & (1) 15-ton OH bridge crane	3,200 SF (two-story)
5	7444 Getty Rd	19,455 SF	1.69 AC	(8) Grade level doors	(2) 10-ton OH bridge cranes	2,200 SF
6	11611 N Houston Rosslyn	18,600 SF	2.851 AC	(3) Grade level doors	(2) 10-ton OH bridge cranes	N/A
7	Yard 1	N/A	1.70 AC	N/A	N/A	N/A
8	Yard 2	N/A	2.58 AC	N/A	N/A	N/A



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- **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 other, including the broker's own interest;
- 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.

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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 buyers/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 opinion 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.

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- 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 purposed. 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.

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Buyer/Tenant/Seller/Landlord Initials	Date