



## For Lease

**\$1.25**  
PSF NET

### Contact Information:

**Frank Blackwood, CCIM**  
Senior Vice President  
+1 713 539 0253  
frank.blackwood@colliers.com



**Colliers**  
1233 West Loop South, Suite 900  
Houston, TX 77027  
P: +1 713 222 2111  
colliers.com/houston

10190 Fairbanks N. Houston Rd.  
Bldg 6, Houston, Texas 77064

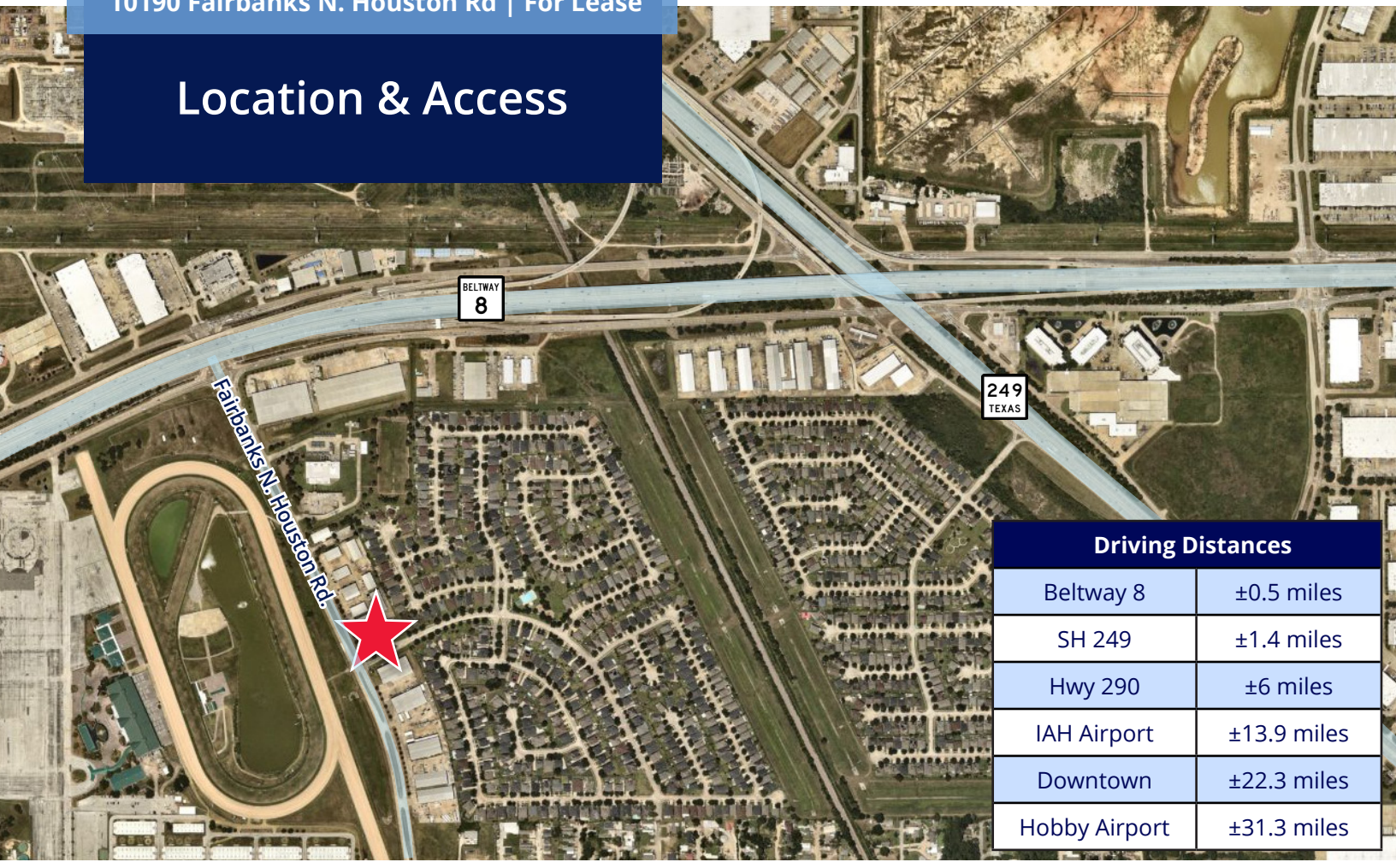
### Property Features

Freestanding warehouse on a corner lot in Saddle Gate Business Park with frontage along Fairbanks N. Houston Rd. and Silver Crescent Dr.

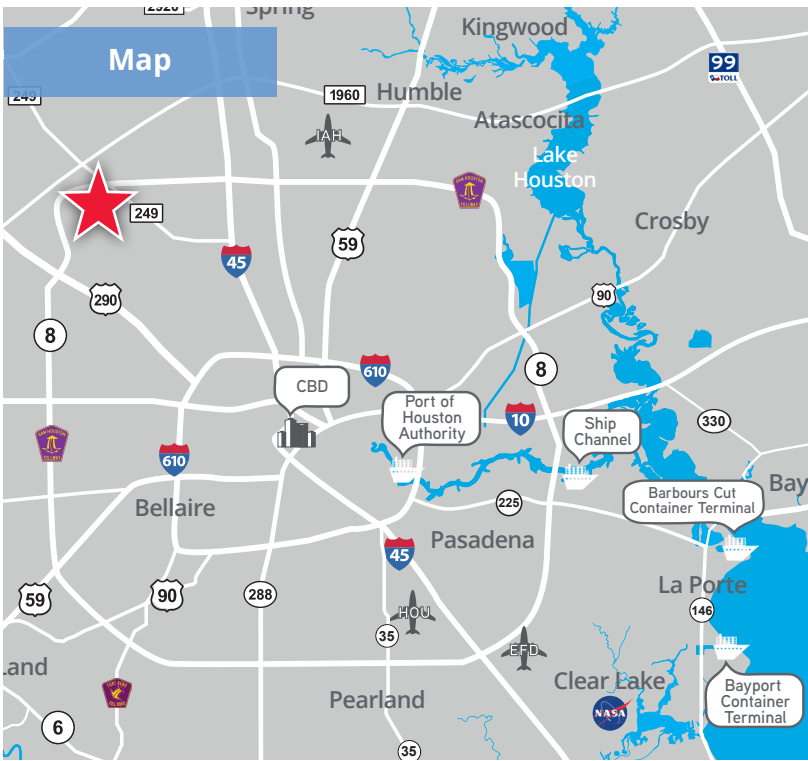
- Property size: ±6,000 SF
- Lot size: ±0.46 Acres
- Office: ±1,000 SF
- Air conditioned lab/shop: ±3,500 SF
- Warehouse: ±1,500 SF
- Pallet rack: 15' high
- Clear height: 18'
- Loading: 2 grade-level doors
- Year built: 2012
- Parking ratio: 1.5/1,000 SF
- Close proximity to Beltway 8, Highway 290, and SH 249

10190 Fairbanks N. Houston Rd | For Lease

# Location & Access



Driving Distances	
Beltway 8	±0.5 miles
SH 249	±1.4 miles
Hwy 290	±6 miles
IAH Airport	±13.9 miles
Downtown	±22.3 miles
Hobby Airport	±31.3 miles



10190 Fairbanks N. Houston Rd | For Lease

# Property Photos

View Virtual Tour

Grade-level door



Grade-level door



Work Area



Work Area



10190 Fairbanks N. Houston Rd | For Lease

# Property Photos

View Virtual Tour



**Contact Information:**

**Frank Blackwood, CCIM**  
Senior Vice President  
+1 713 539 0253  
frank.blackwood@colliers.com

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





# 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.



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frank Blackwood CCIM	515910	frank.blackwood@colliers.com	+1 713 830 2159
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date