



For Sale or Lease  
± 132,572 SF Manufacturing  
Facility on 7.026 Acres

1801 INDUSTRIAL BLVD, BRENHAM, TX 77833

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FOR SALE OR LEASE

# 1801 Industrial Blvd

## BRENHAM, TX 77833

1801 Industrial Blvd is a 132,572 square foot crane served, climate controlled manufacturing facility. The property is move-in ready with heavy power and multiple high bay cranes. The property also has the ability for additional lay down. The location offers ideal access to major thoroughfares and is only half a mile from Highway 290.

### PROPERTY HIGHLIGHTS

- ±132,572 SF total
- 7.026 Acres
- Located in Southwest Industrial Park
- Multiple electrical services totaling approx. 6,000 amps
- 1 dock high loading door with leveler
- 6 grade level doors
- Cranes:
  - o Bridge: (5) 5-ton (Hook heights 15' - 21'), (2) 2-ton, (1) 1-ton
  - o Jib: (2) 3-ton, (6) 2-ton, (6) 1-ton, (12) 1/2-ton

Contact Broker for Pricing

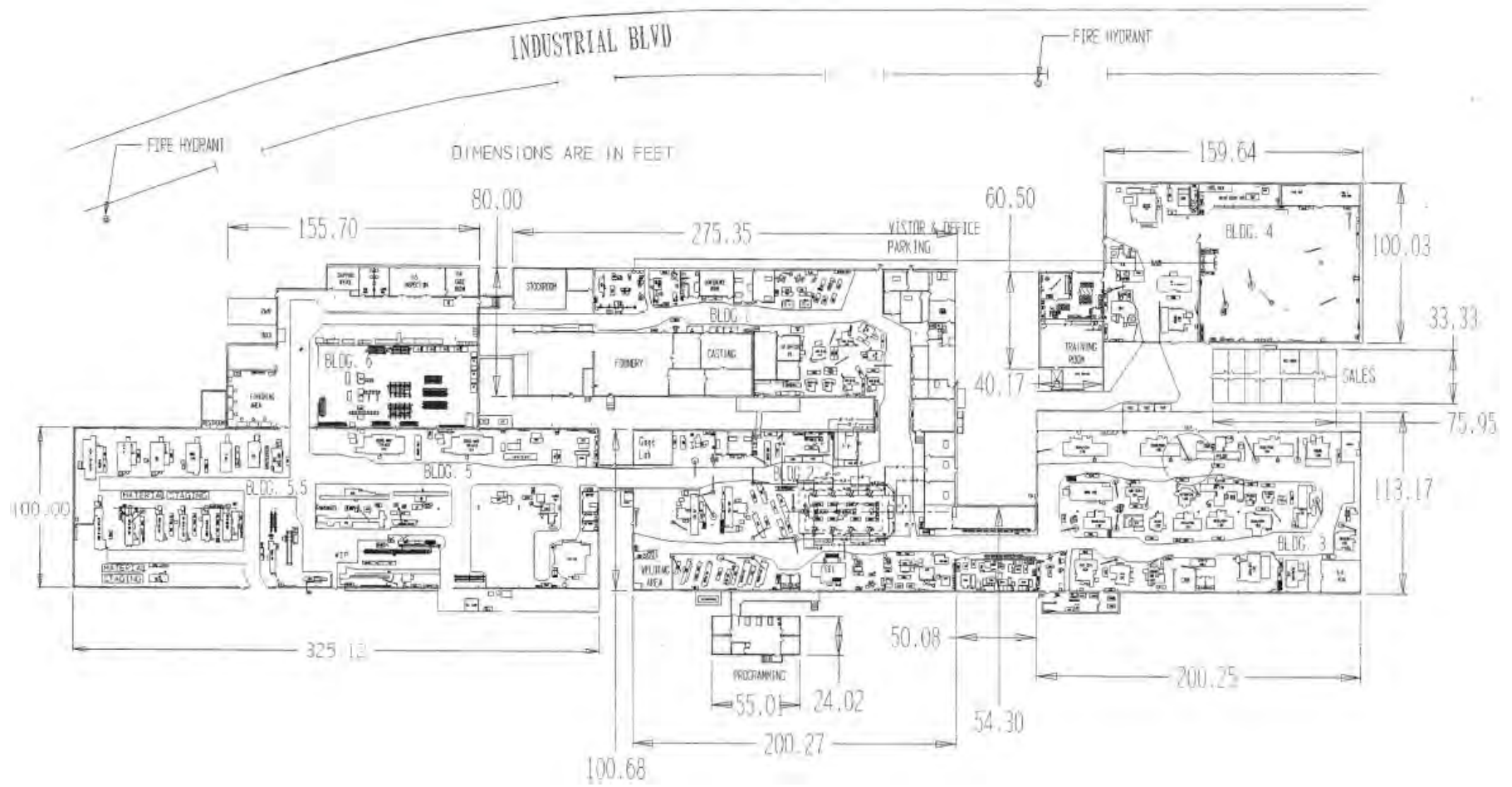


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PROPERTY PHOTOS



SITE PLAN



SOUTHWEST INDUSTRIAL PARK AERIAL



FM 389

290

Highway 290

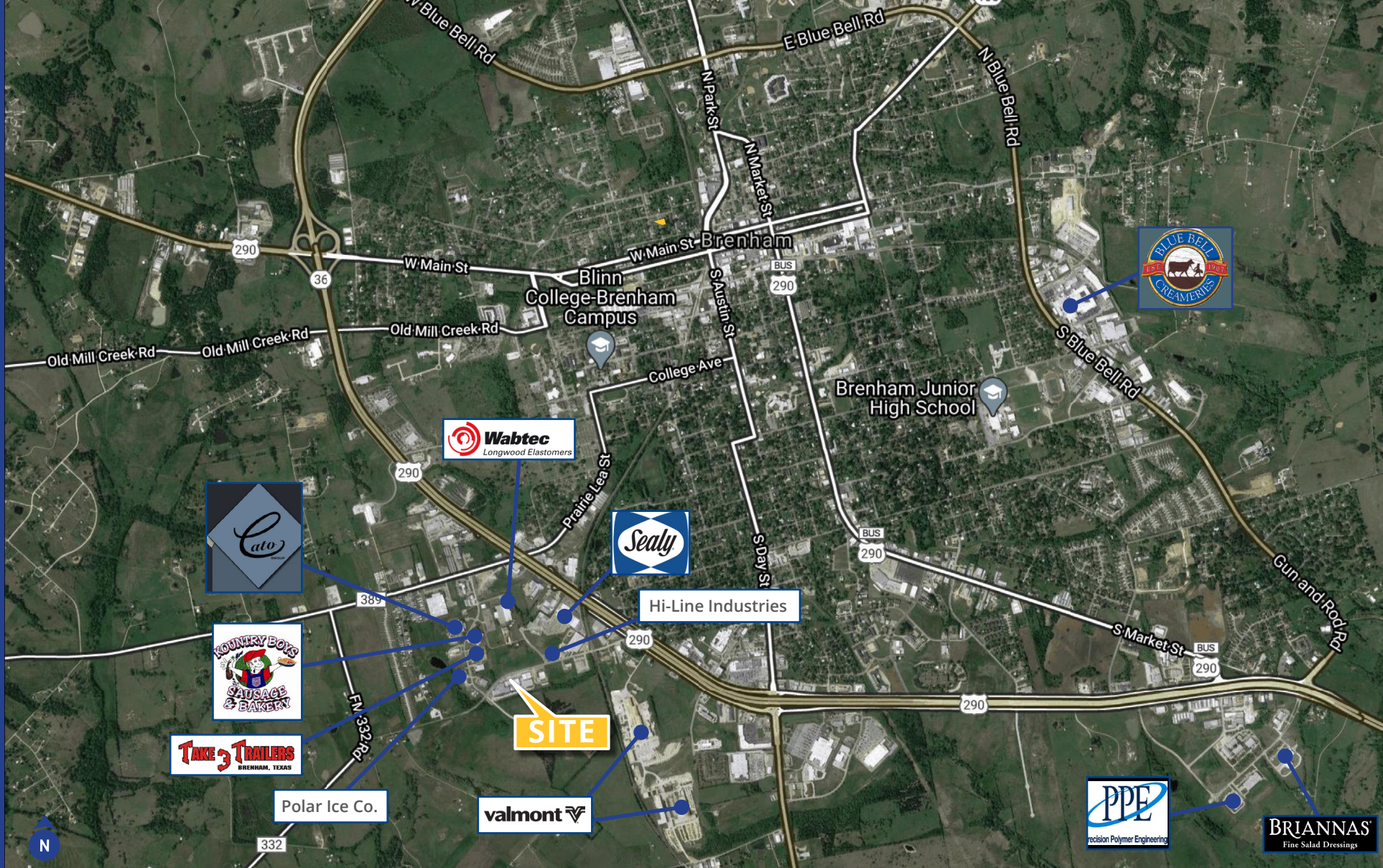
Longwood Dr

Industrial Blvd

SITE



# BRENHAM AERIAL



## DISTANCES TO NEARBY THOROUGHFARES

- 0.5 miles to Highway 290
- 1.1 miles to N. Highway 36
- 5.5 miles to Highway 105
- 39 Miles to I-10

## DISTANCES TO MAJOR DESTINATIONS

- 21.9 Miles to Hempstead
- 29.3 Miles to Navasota
- 43.3 Miles College Station
- 56 Miles to Houston
- 90.1 Miles to Austin

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# 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 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.

## 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 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.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- 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.

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Date