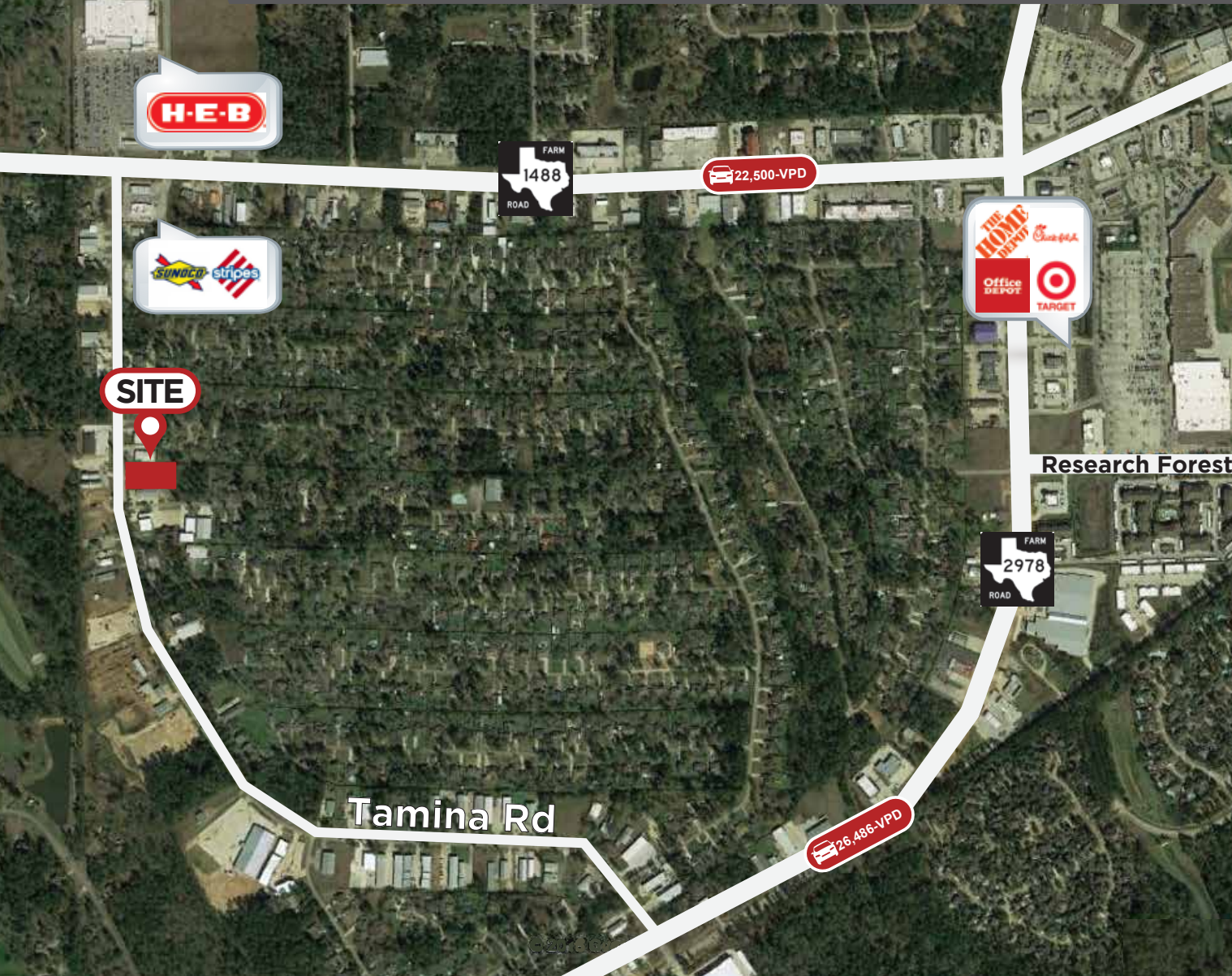




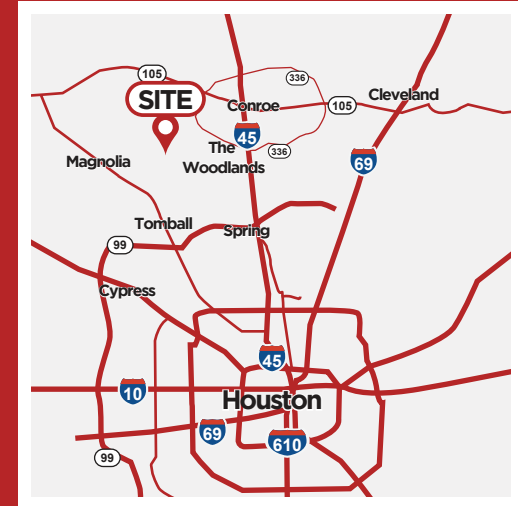
**FOR
LEASE**

WAREHOUSE/OFFICE

5,270 SF on 1 Acre | 32906 Tamina Rd, Magnolia, TX 77354



**COMPLETELY
REMODELED!**



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5,270 SF on 1 Acre | 32906 Tamina Rd, Magnolia, TX 77354



4,840-VPD



Oak Bluff Dr

Tamina Rd

Demographics

Ratio	3 Mile	5 Mile
Population:	50,655	102,219
Median Income Per Household:	\$131,231	\$125,829
Average Household Size:	3.23	3.01

Property Description

This building has been completely remodeled! Looks like new. Perfect for a contracting services company like a plumber, surveyor, electrician, painter, HVAC, etc. Any small to medium size company that can do with a secure high-ceiling warehouse and some really nice office space will love this property. The adjacent 0.43 Acre lot is included for additional outside equipment or vehicle storage.

Property Highlights

Bldg size:	5,270 sf	Parking :	10 Uncovered
Floors:	2	Office size:	2,870
Year built:	2007	Roof type:	Metal
Year renov:	2018	Power:	3-Phase
# Buildings:	1	GL Doors:	3 (14x12ft)
Tenancy:	Single	Min clear:	22ft
Const Type:	Metal	Parcel ID:	9495-02-11400

Disclaimer: The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by The Commercial Professionals or by any agent, independent associate, subsidiary, or employee of The Commercial Professionals. This information is subject to change.

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14ft H x 12ft W

16 ft Eave Height

22 ft Clear Height

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32906 Tamina

Magnolia, TX 77354

Office: 1600 sq ft*
Shop: 2400 sq ft*
2nd Floor: 1270 sq ft*
Total sq ft: 5270 sq ft*



1 First Fl (4000 sq ft*)
3/32" = 1'-0"



1 Second Fl (1270 sq ft*)
3/32" = 1'-0"

* All dimensions and square footage are approximate.

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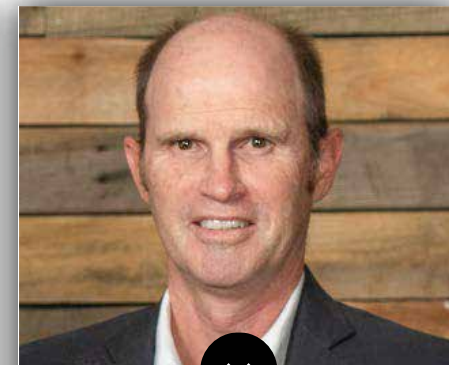


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Information About Brokerage Services

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 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.

The Professionals Grp	9003131	lance@tpg-realty.com	281-766-4352
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Designated Broker of Firm	License No.	Email	Phone
Lance Langenhoven	0518367	lance@tpg-realty.com	281-766-4352
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