



For Sale or Lease

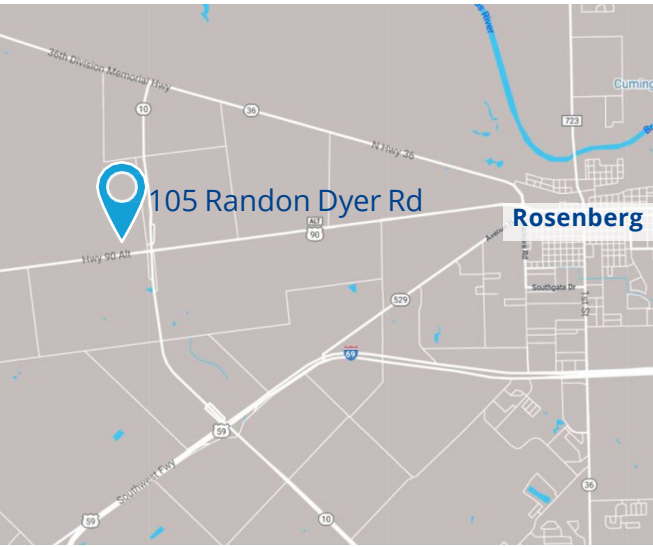
# ±28,650 SF on ±5.3 Acres

105 Randon Dyer Rd, Rosenberg, TX 77471

### Opportunity

105 Randon Dyer Rd is a former assembly facility located in one of Fort Bend County's up and coming industrial corridors. The property consists of ±28,650 SF on approximately 5.31 acres. The building has ±10,683 SF of well-maintained office space and approximately 17,000 SF of warehouse and shop space. As an added bonus, approximately 12,020 SF of the shop area is 100% climate controlled.

Located at the NWC of Spur 10 and Highway 90, the property offers quick access to US Highway 59/Interstate 69 and Highway 36 and is just outside of Rosenberg's city limits.



# 105 Randon Dyer Rd, Rosenberg

## Property Details

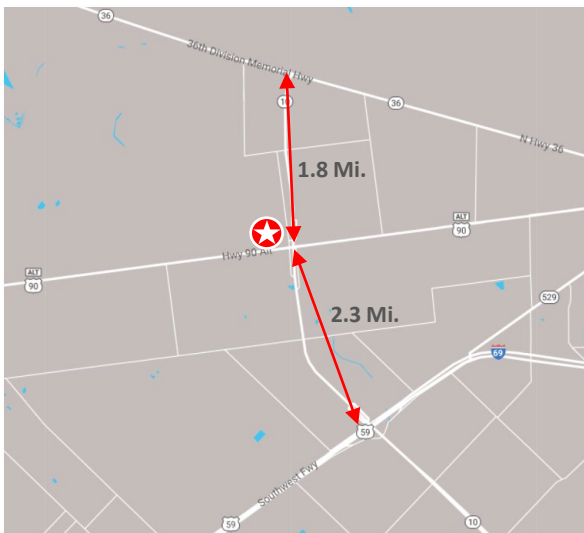
- Total building size: ±28,650 SF
- Climate-controlled shop area: ±12,020 SF
- Dry warehouse: ±5,992 SF
- ±5.31-acre site
- Drive-thru capability in warehouse
- 3-phase power
- Covered outdoor break area
- Ample parking area
- Potential for additional outdoor storage
- Epoxied shop floor

Sale Price: \$2,100,000  
Lease Rate: \$0.55/SF NNN



## Location

The property's central location offers quick access to US Highway 59/Interstate 69 and Highway 36 and is just outside of Rosenberg's city limits.



Distances	Miles
Distance to Highway 59/Interstate 69	2.3
Distance to Highway 36	1.8

 [View Google Map](#)

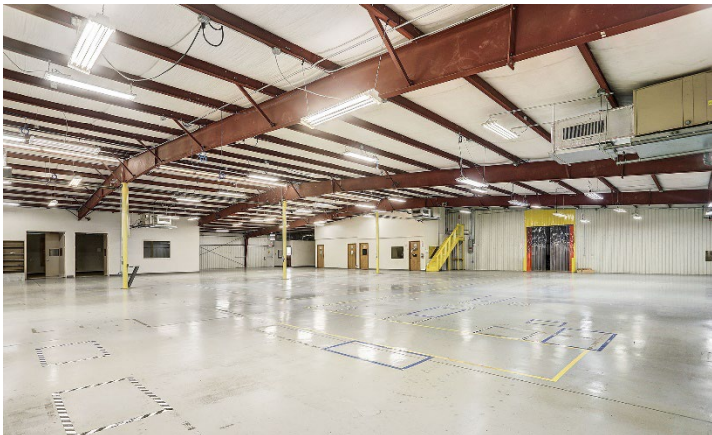
# 105 Randon Dyer Rd, Rosenberg



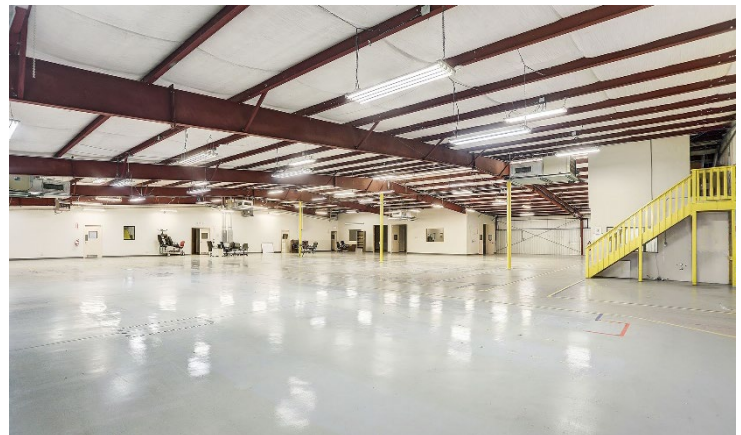
Conference Room



Large Kitchen Area with Adjacent Covered Outdoor Break Area



Climate-Controlled Shop Area



Epoxied Shop Floor

# 105 Randon Dyer Rd, Rosenberg



Generous Column Spacing



Additional Dry Warehouse with Ramp and Semi-Dock



Drive-Thru Capability

# 105 Randon Dyer Rd, Rosenberg

## Building Floor Plan



 [Download Floor Plan](#)

# 105 Randon Dyer Rd, Rosenberg



## Get In Touch

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date