



UNDER CONSTRUCTION - AVAILABLE Q4 2020

FOR LEASE > 108,975 SF ON 5.60 ACRES

1301 SOUTH 16TH STREET, LA PORTE, TX 77571

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A DEVELOPMENT BY:



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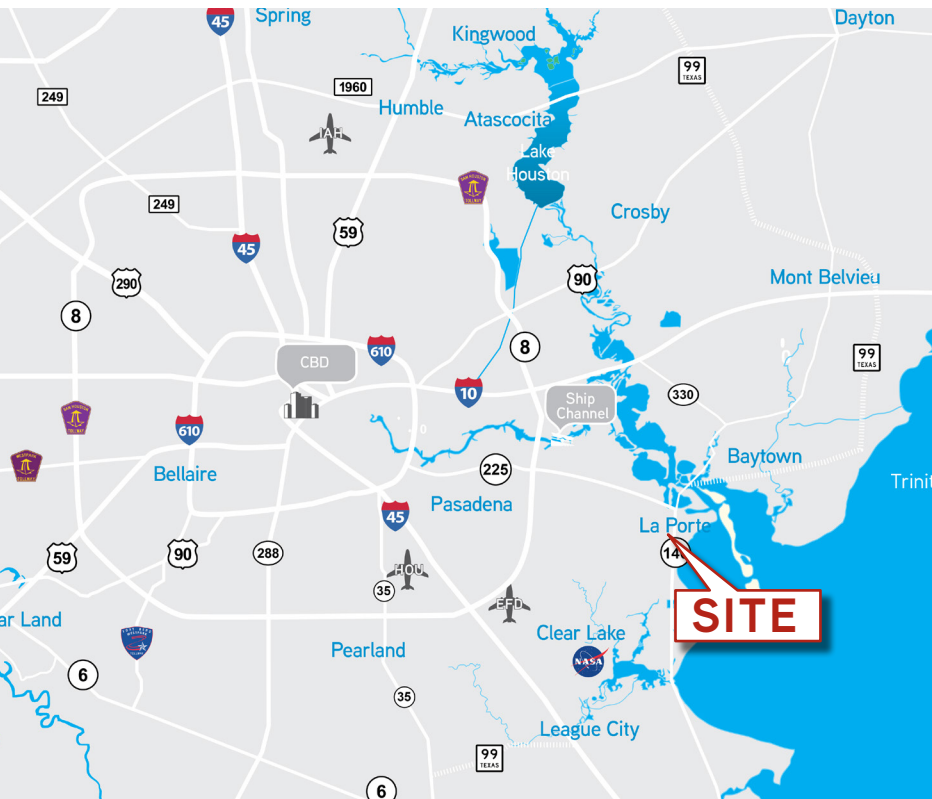
Brand new strategically located in the heart of Houston's Port Submarket, the site provides an excellent location for an industrial distribution user with easy access for employees, suppliers and customers with immediate access to Fairmont Parkway and Highway 146 along La Porte's high frequency truck route and hazardous cargo route.

BUILDING FEATURES

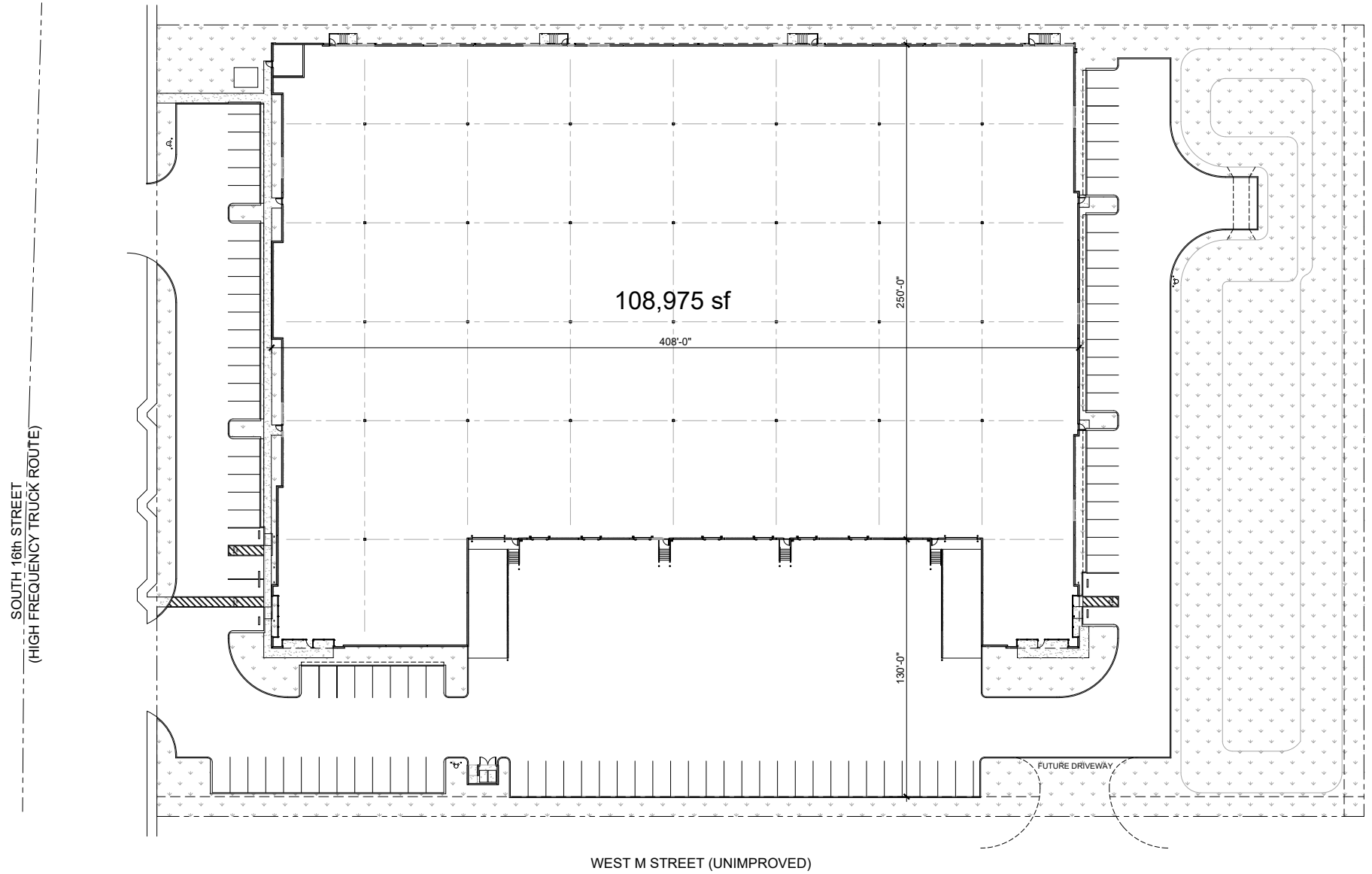
- > 108,975 SF total on 5.60 acres
- > Divisible to 40,000 SF
- > BTS office
- > 28' Clear height
- > (7) Dock high doors & (2) ramped doors
- > 130' Truck court
- > ESRF sprinkler
- > 50' x 52' Column spacing with 60' speed bay
- > City of La Porte; PUD Zoning
- > Class A Industrial Park

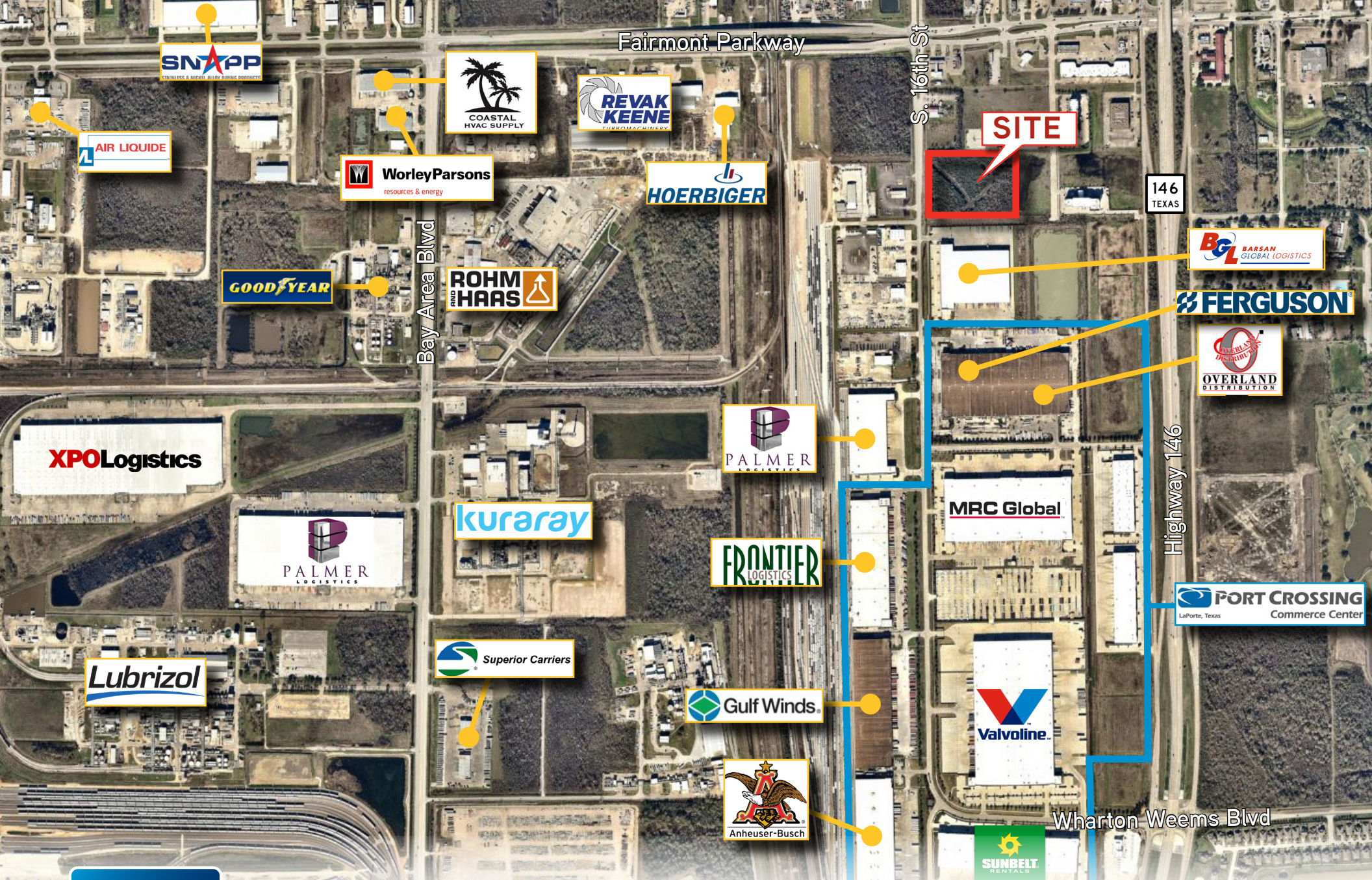
LOCATION AMENITIES

- > Located along the **hazardous cargo route & high frequency truck route**
- > West M Street to be constructed with access to Highway 146 Feeder Road
- > Neighboring major industrial tenants
- > 0.5 Miles to Highway 146
- > 3.4 Miles to Barbour's Cut Terminal
- > 5.7 Miles to Bayport Container Terminal



SITE PLAN





SNAPP
SCIENCE & NUTRITION ALLIED BIOPRODUCTS

AIR LIQUIDE

COASTAL HVAC SUPPLY

REVAK KEENE
TURBOMACHINERY

WorleyParsons
resources & energy

HOERBIGER

GOODYEAR

ROHM AND HAAS

BGL BARSAN GLOBAL LOGISTICS

FERGUSON

OVERLAND DISTRIBUTION

XPO Logistics

PALMER LOGISTICS

kuraray

FRONTIER LOGISTICS

MRC Global

PORT CROSSING
LaPorte, Texas Commerce Center

Lubrizol

Superior Carriers

Gulf Winds

Valvoline

Anheuser-Busch

SUNBELT RENTALS

Colliers INTERNATIONAL

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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