

VIEW ONLINE

INTERACTIVE MAP

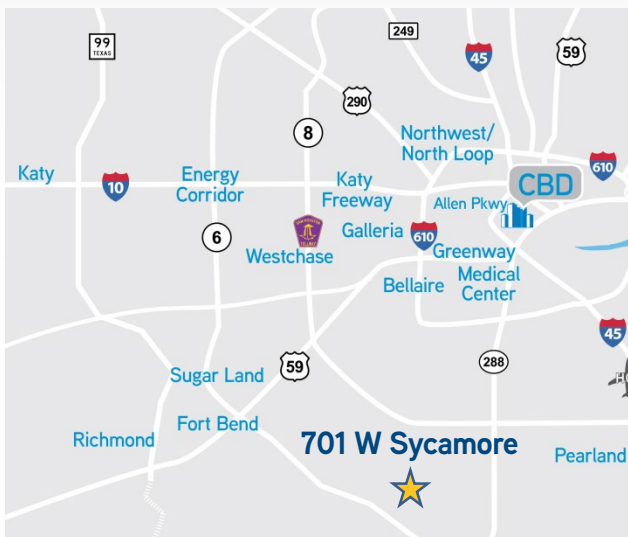


# New High-Bay Warehouse – Fort Bend County

**FOR SALE | 701 W Sycamore Road, Fresno, TX 77545**

Nearly new industrial warehouse buildings with office totaling ±71,438 SF on ±4.55 acres now available in Fort Bend County, Texas. The property is in close proximity to FM 521, State Highway 288, and Highway 6, providing easy access to major Houston roadways. Building 1 is ±21,094 SF with 3,000 SF of office space, ±25' eave height and one 24' HVLS fan. Building 2 is ±50,344 SF with ±38' eave height and clear height that increases to ±45' at the center. Building 2 features an EFSR sprinkler system, LED lighting, and three 24' HVLS fans.

**DO NOT DISTURB OCCUPANT**



**Sale Price:**  
**\$5,975,000**

**Contact us:**

**Jason Scholtz**  
Vice President  
Direct: +1 281 269 3444  
Mobile: +1 832 683 0004  
jason.scholtz@colliers.com

**Barkley Peschel, CCIM**  
Senior Vice President  
Direct: +1 281 242 2300  
Mobile: +1 832 423 6285  
barkley.peschel@colliers.com

**Colliers International**  
15999 City Walk | Suite 250  
Sugar Land, TX 77479  
P: +1 281 494 4769



## Property Details

### BUILDING 1

- ±21,094-SF warehouse with ±3,000 SF office
- Built 2015
- 25' eave height
- Grade loading
- One (1) 24' HVLS warehouse fan
- Electricity: 600 amp/208V, 3-phase



### BUILDING 2

- ±50,344 SF warehouse
- Built 2019
- 38' – 45' clear height
- Dock and grade loading
- EFSR sprinklers
- Eight (8) overhead doors 14' W x 16'H
- Three (3) 24' HVLS warehouse fans
- Electricity: 600 amp/480V, 3-phase



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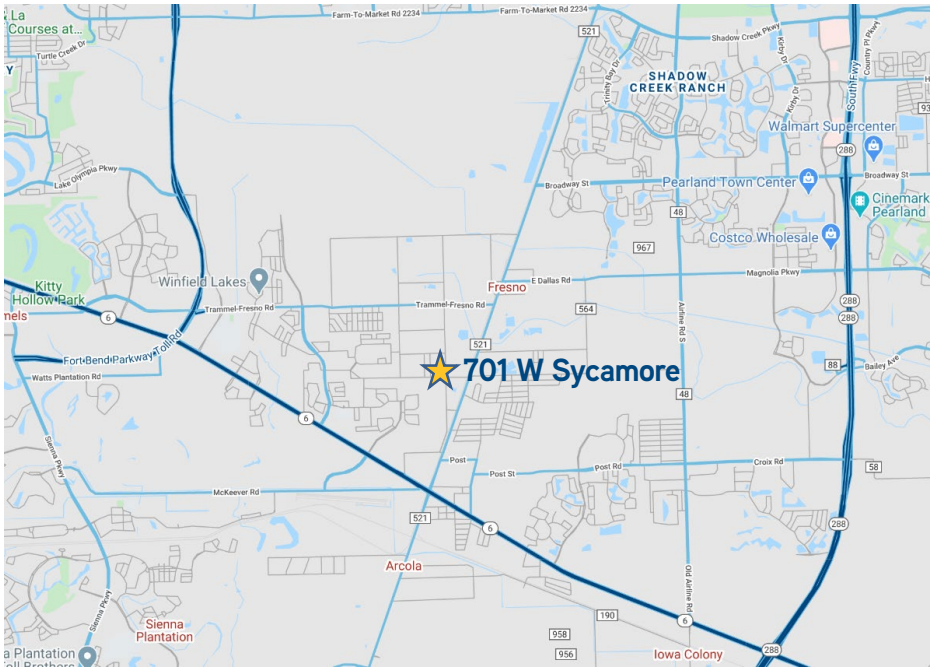
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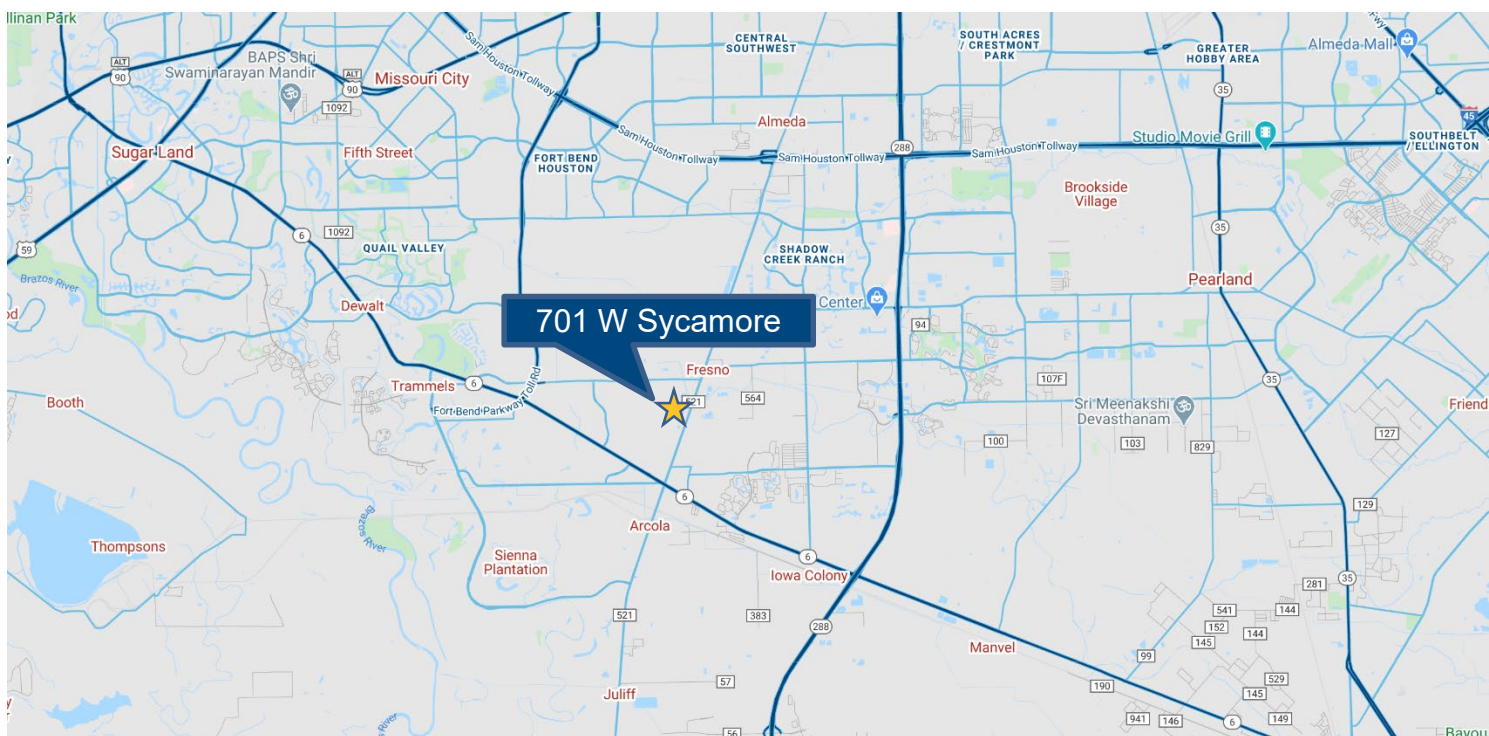
Accelerating success.



EASY ACCESS TO MAJOR THOROUGHFARES



# 701 W Sycamore, Fresno, TX 77545



## DRIVING DISTANCES

Location	Miles
State Highway 6	1.7
Fort Bend Pkwy Toll Rd	4.4
State Highway 288	5.1
Beltway 8 at FM 521	5.5
Pearland Town Center	5.6
Sienna Plantation	5.8

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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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gary Mabray	138207	gary.mabray@colliers.com	713 830 2104
Designated Broker of Firm	License No.	Email	Phone
John Patrick Duffy	604308	patrick.duffy@colliers.com	713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Scholtz	599659	jason.scholtz@colliers.com	281 269 3444
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date