



For Lease

419 Van Molan Street
Houston, Texas 77022

44,610-SF Manufacturing Warehouse

- 3,840 SF of offices, 8,300 SF of light manufacturing and 28,260 SF of manufacturing and warehouse space
- Centralized location with great accessibility
- Newly-refurbished space

Rental Rate:

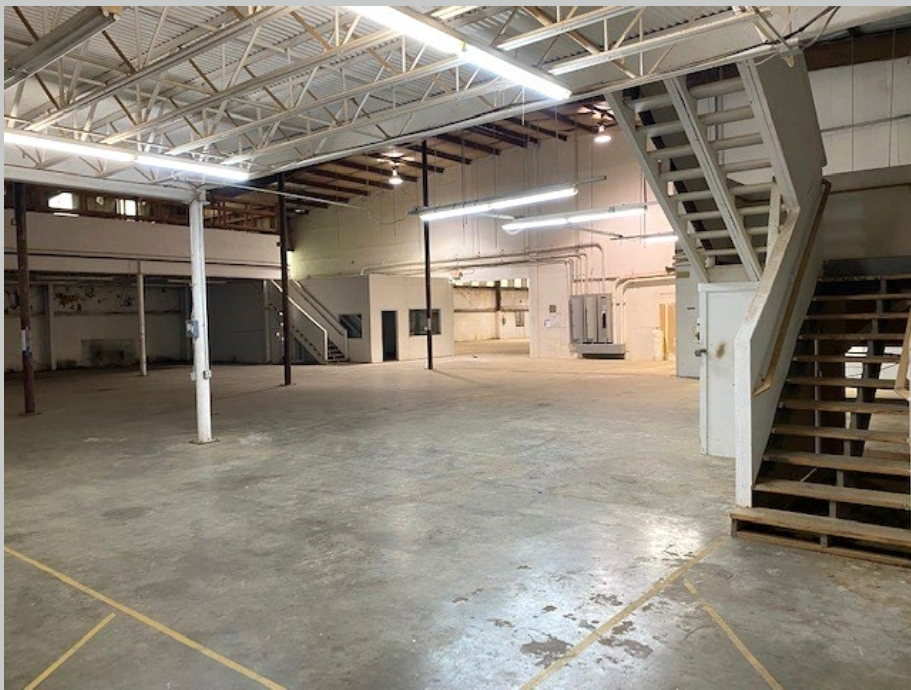
\$0.40/SF/Month NNN

Jim Pratt

Principal | Houston
Direct +1 713 830 2147
Mobile +1 713 201 9062
jim.pratt@colliers.com



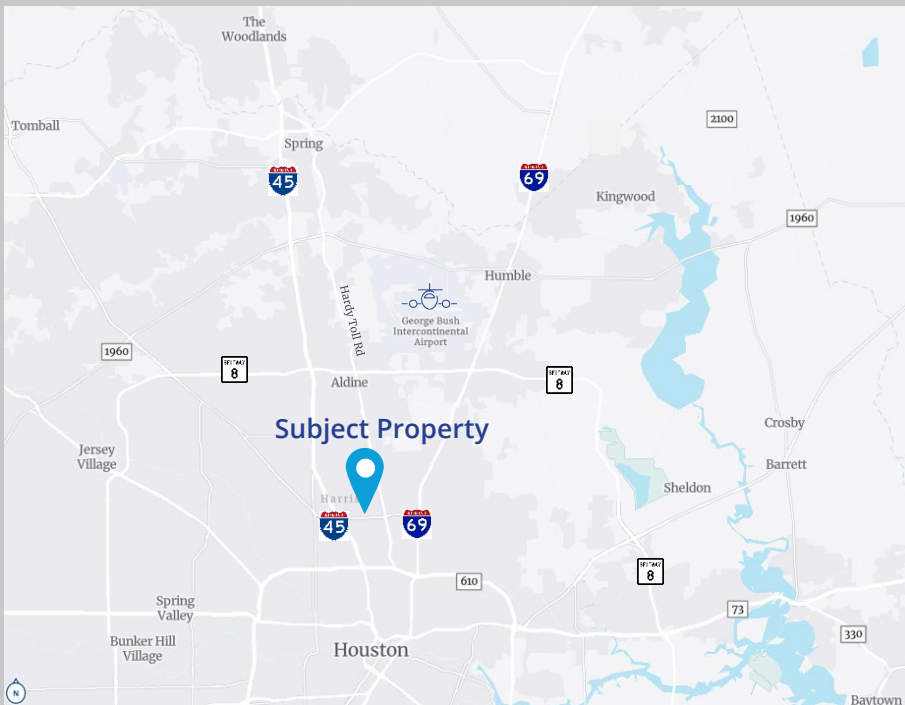
1233 West Loop S, Suite 900
Houston, TX 77027
P: +1 713 830 2111
colliers.com



Light assembly/manufacturing space

Property Description

- 44,610-SF office and manufacturing facility
- Bonus mezzanine storage space of approximately 1,000 SF
- 3,840-SF office space with substantial upgrades including built-in furniture and cubicles
- 40,770 SF of manufacturing and storage space with 400 amp, 3-phase power
- Clear heights from 17' to 28'
- Covered delivery docks (one grade-level and one dock-high with truck well). Two additional grade-level drive-ins to manufacturing space
- Fully-fenced site with automatic rolling gates



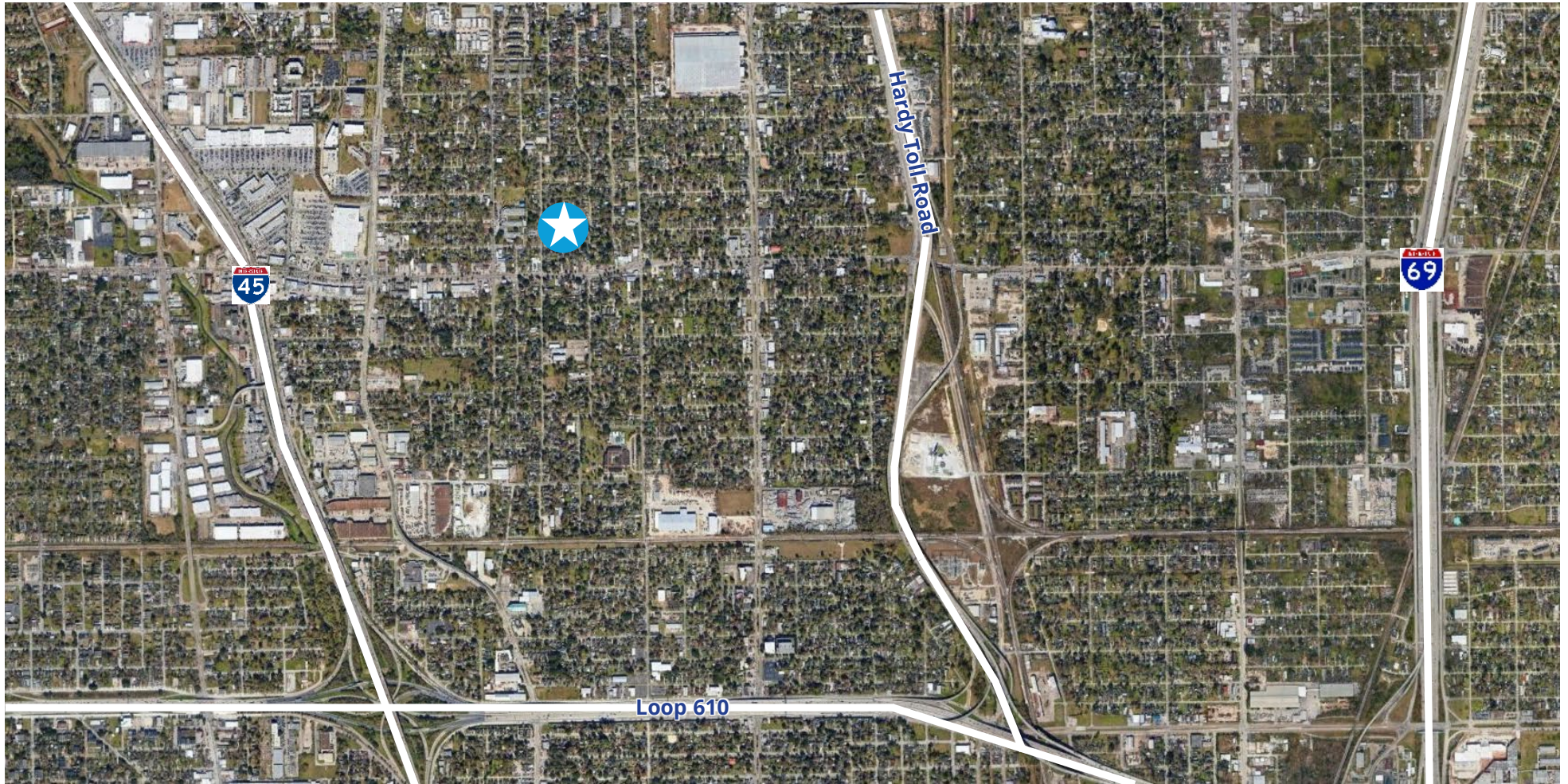
Lease Terms

- 3 to 5-year lease terms
- Rental rate: \$0.40/SF/Month NNN
- 2.0% annual increases

Location

- Convenient location just north of Loop 610 with easy access to Interstate 45, Interstate 69 and Hardy Toll Road
- 22 minutes to the Port of Houston
- 20 minutes to Loop 610 and US Highway 290
- 10 minutes to Loop to 610 and US Highway 288

419 Van Molan | Location



Central Location

The property is centrally located, offering quick access to numerous major Houston thoroughfares including Interstate 45, the Hardy Toll Road, Interstate 69 and Loop 610.



Efficient layout on 1.45-acre site



Functional manufacturing and storage space



Two grade-level entrances to the manufacturing space



Ample employee parking/office entrance



Covered delivery capabilities



Light manufacturing/assembly space



400 amp, 3-phase power



Bonus mezzanine space



Private offices with built-in furniture



Built-in conference space



Built-in cubicles



Built-in team space



Management office in the shop



Access to manufacturing area from second floor offices

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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
James M. Pratt	355281	jim.pratt@colliers.com	713 830 2147
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date