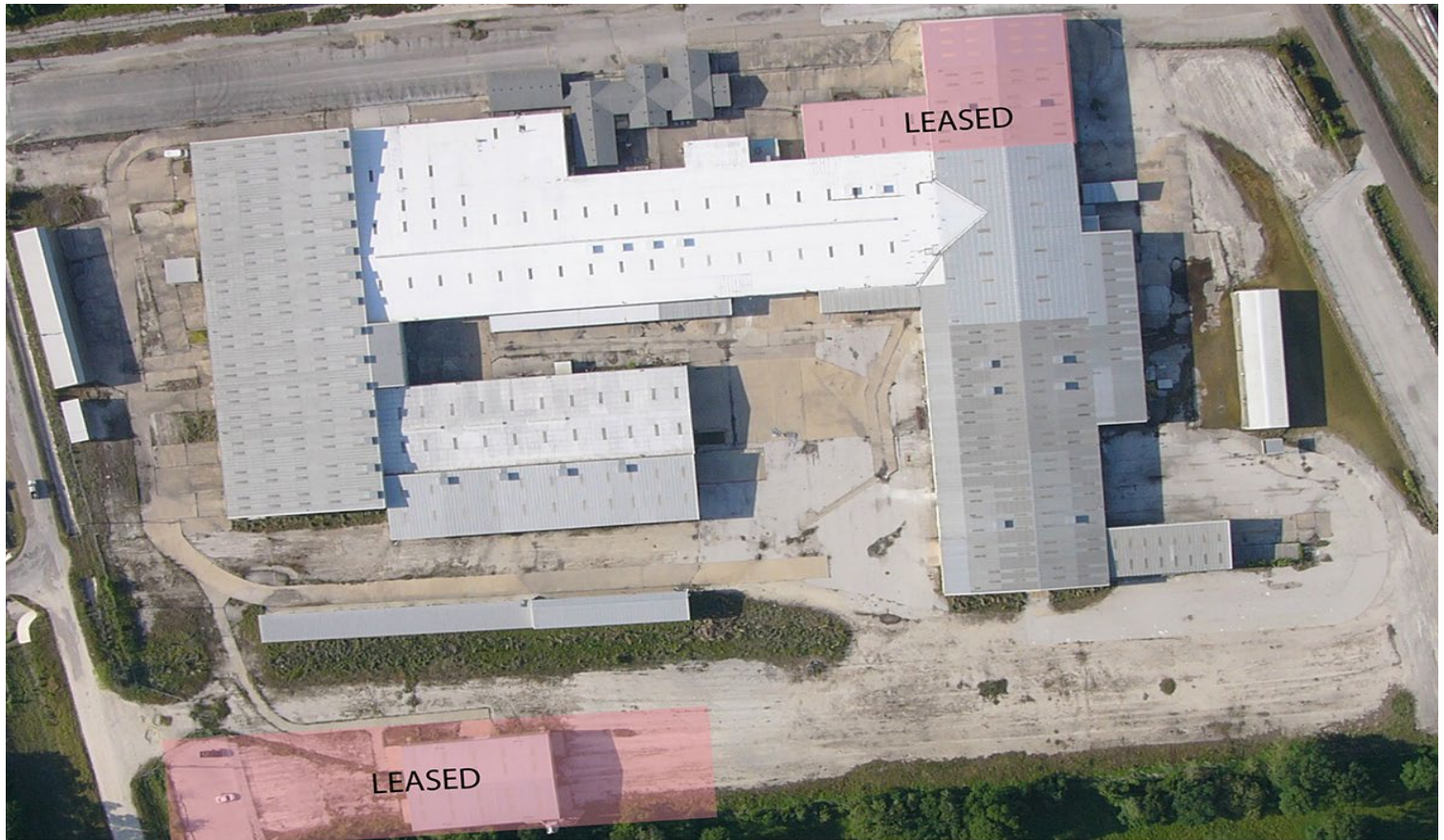


Building & Land For Sale or Lease

# 9601 INDUSTRIAL DRIVE, NAVASOTA, TX 77868



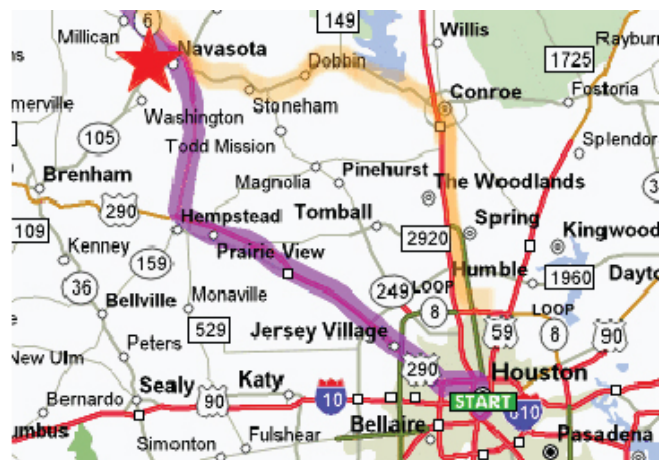
277,000 SF on +/- 20 Acres

## Features

- There are two leases in place (thru July 2017) on 34,430 SF with a national credit tenant. NOI is \$247,920
- 17' to 24' Clear Heights
- +/- 50 Oversize Roll-up Doors - 75% Electric Operated
- +/- 50 One Ton to Two Ton Crane Systems
- 480 / 3 Phase / 3,000 AMPS Available Thru 8 Electrical
- Distribution Sites
- New Roof Installed in 2013
- Great Location - 20 Minutes From Grand Parkway and Highway 290

LEASE: \$0.25/SF/NNN (242,570 SF Available)

SALE: \$5,500,000 (\$9.85 Per SF)



For more information, contact

**Bill Ginder, SIOR, CCIM**

281.664.6641 | [BGinder@CaldwellCos.com](mailto:BGinder@CaldwellCos.com)

**Clint Cooper**

979.820-7500 | [CCooper@CaldwellCos.com](mailto:CCooper@CaldwellCos.com)



Doing it right. Right now.™

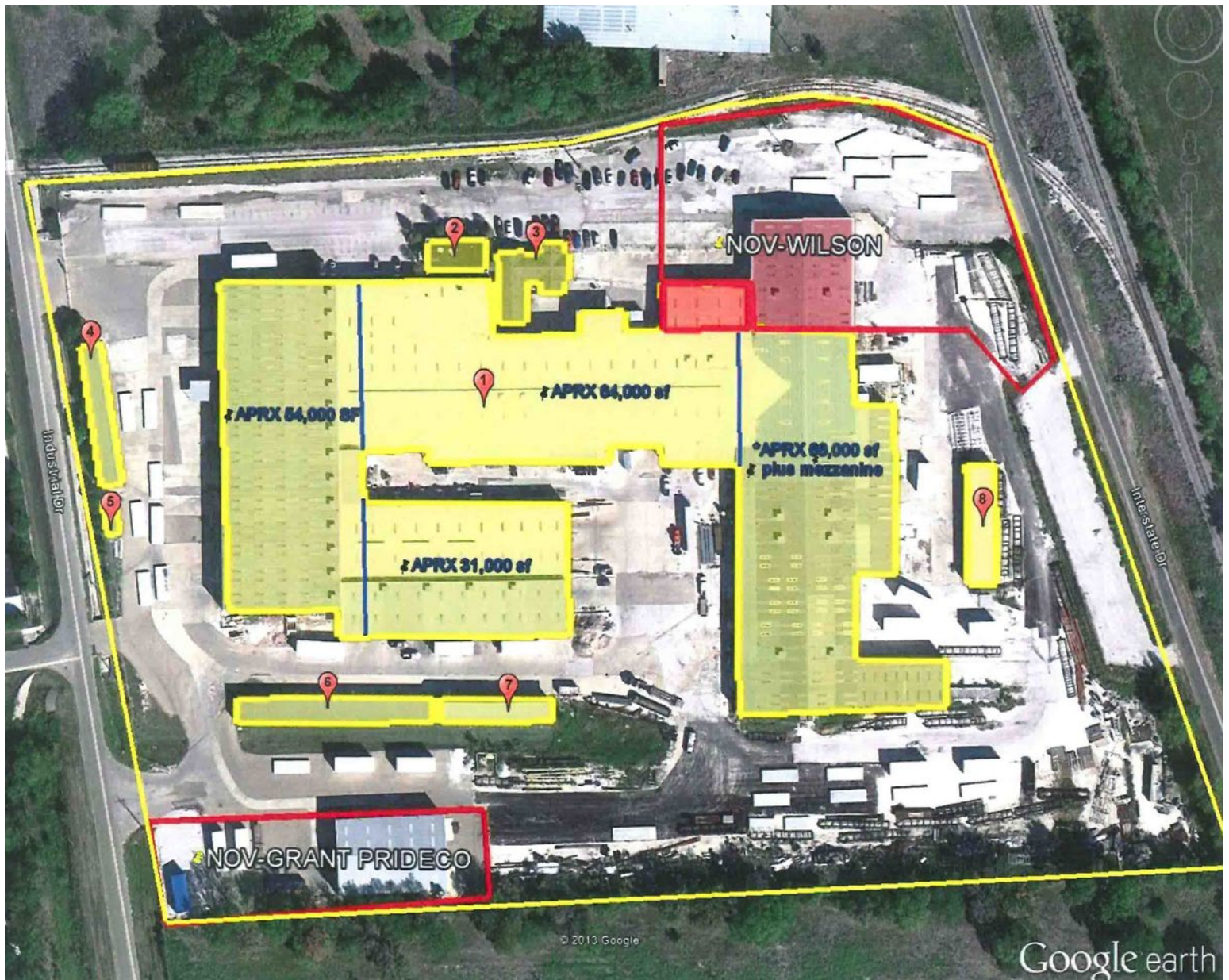
The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

# CaldwellCos.com

Doing it right. Right now.™

Aerial

# 9601 INDUSTRIAL DRIVE, NAVASOTA, TX 77868



For more information, contact

**Bill Ginder, SIOR, CCIM**

281.664.6641 | [BGinder@CaldwellCos.com](mailto:BGinder@CaldwellCos.com)

**Clint Cooper**

979.820-7500 | [CCooper@CaldwellCos.com](mailto:CCooper@CaldwellCos.com)



Doing it right. Right now.™

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

## CaldwellCos.com

Doing it right. Right now.™

## Additional Pictures

# 9601 INDUSTRIAL DRIVE, NAVASOTA, TX 77868



For more information, contact

**Bill Ginder, SIOR, CCIM**

281.664.6641 | [BGinder@CaldwellCos.com](mailto:BGinder@CaldwellCos.com)

**Clint Cooper**

979.820-7500 | [CCooper@CaldwellCos.com](mailto:CCooper@CaldwellCos.com)



Doing it right. Right now.®

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

# CaldwellCos.com

Doing it right. Right now.®

## Additional Pictures

**9601 INDUSTRIAL DRIVE, NAVASOTA, TX 77868**



For more information, contact

**Bill Ginder, SIOR, CCIM**

281.664.6641 | [BGinder@CaldwellCos.com](mailto:BGinder@CaldwellCos.com)

**Clint Cooper**

979.820-7500 | [CCooper@CaldwellCos.com](mailto:CCooper@CaldwellCos.com)



Doing it right. Right now.®

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

**CaldwellCos.com**

Doing it right. Right now.®

# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all Real Estate Licenses to give the following information about brokerage services to prospective buyers, tenants, and landlords.*

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker that lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing with out representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1) Shall treat all parties honestly;
- 2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- 3) May not disclose that the buyer will pay a greater price submitted in a written offer unless authorized in writing to do so by the buyer; and
- 4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing to not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

## **IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:**

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

---

Buyer, Seller, Landlord or Tenant

Date

---

For more information, contact

**Bill Ginder, SIOR, CCIM**

281.664.6641 | BGinder@CaldwellCos.com

**Clint Cooper**

979.820-7500 | CCooper@CaldwellCos.com



Doing it right. Right now.®