

FREESTANDING OFFICE & MANUFACTURING BUILDING CAMPUS - FOR SUBLEASE

12001 N Houston Rosslyn Rd Houston, TX 77086



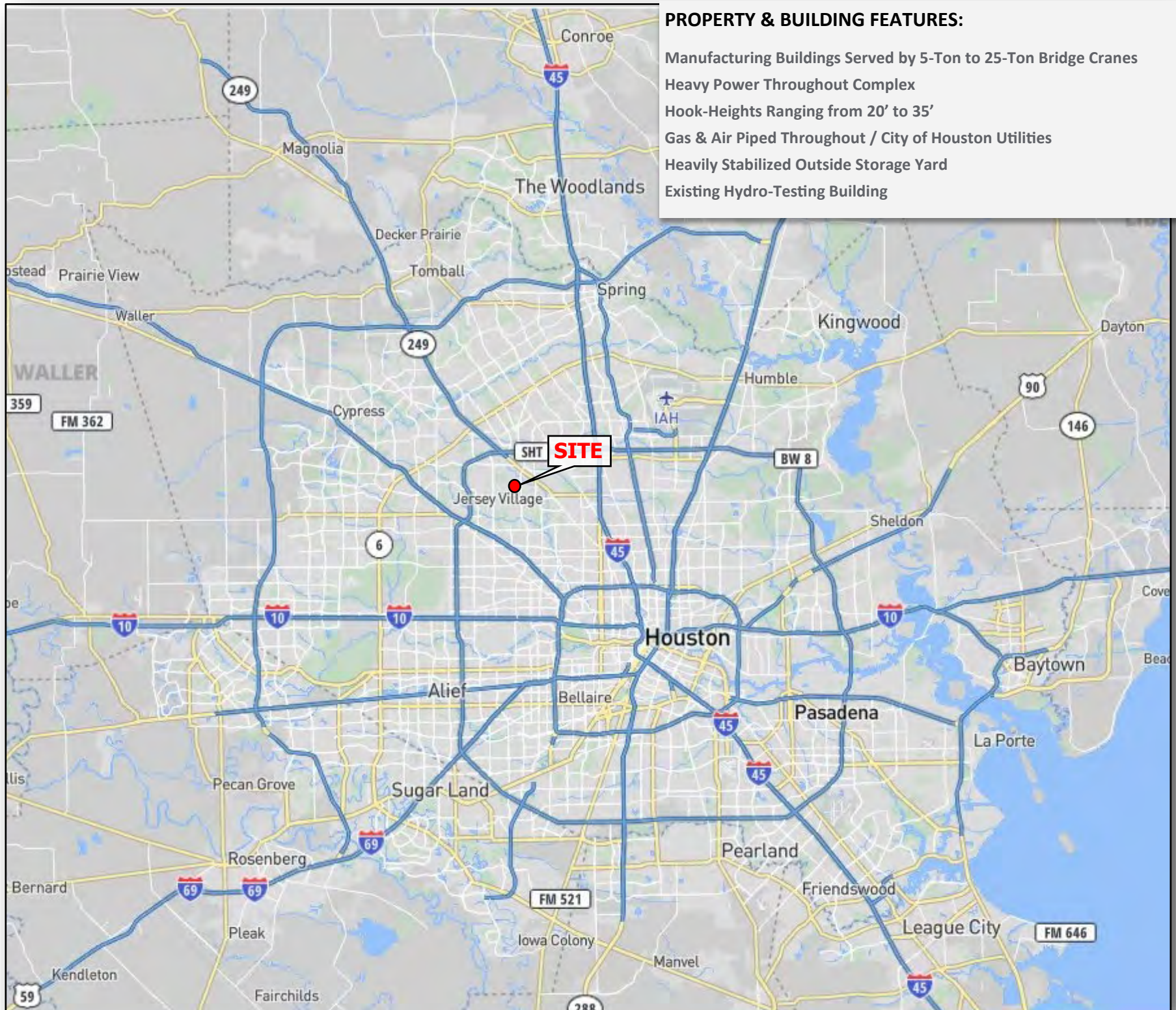
Price:	Call for Pricing
Property Type:	Crane Served Manufacturing Facility
Parking:	363 spaces (paved & striped)
Flood Plain:	Not in any flood plain
Office Space:	37,110 sf
Warehouse Space:	233,771 sf
Total Space:	270,881 sf
Term:	Until November 30, 2032

CHODROW
REALTY ADVISORS

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achodrow@chodrowrealty.com

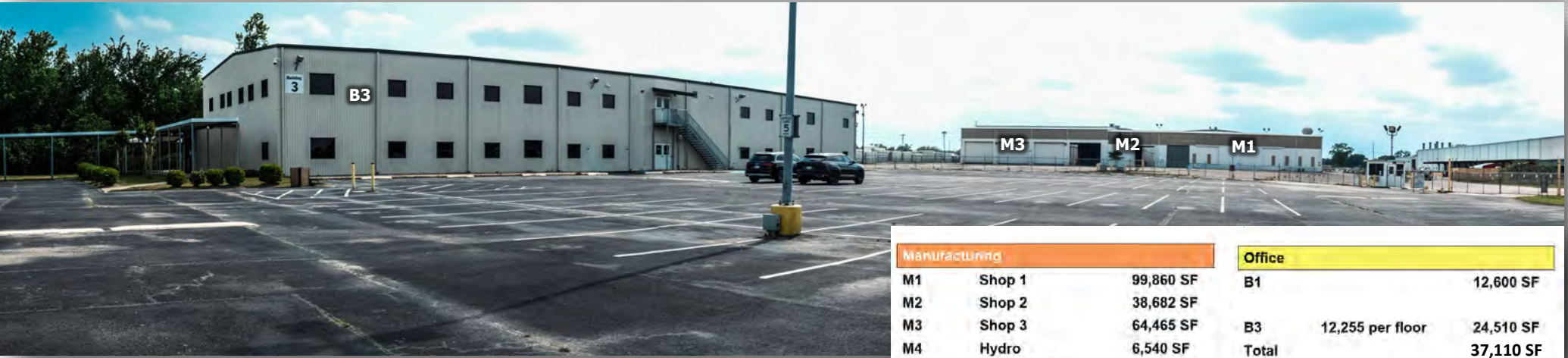
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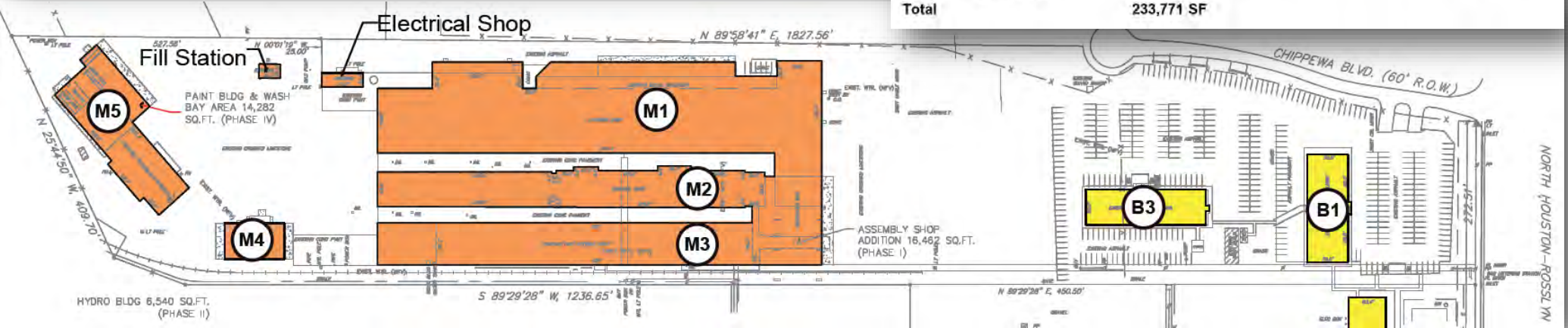


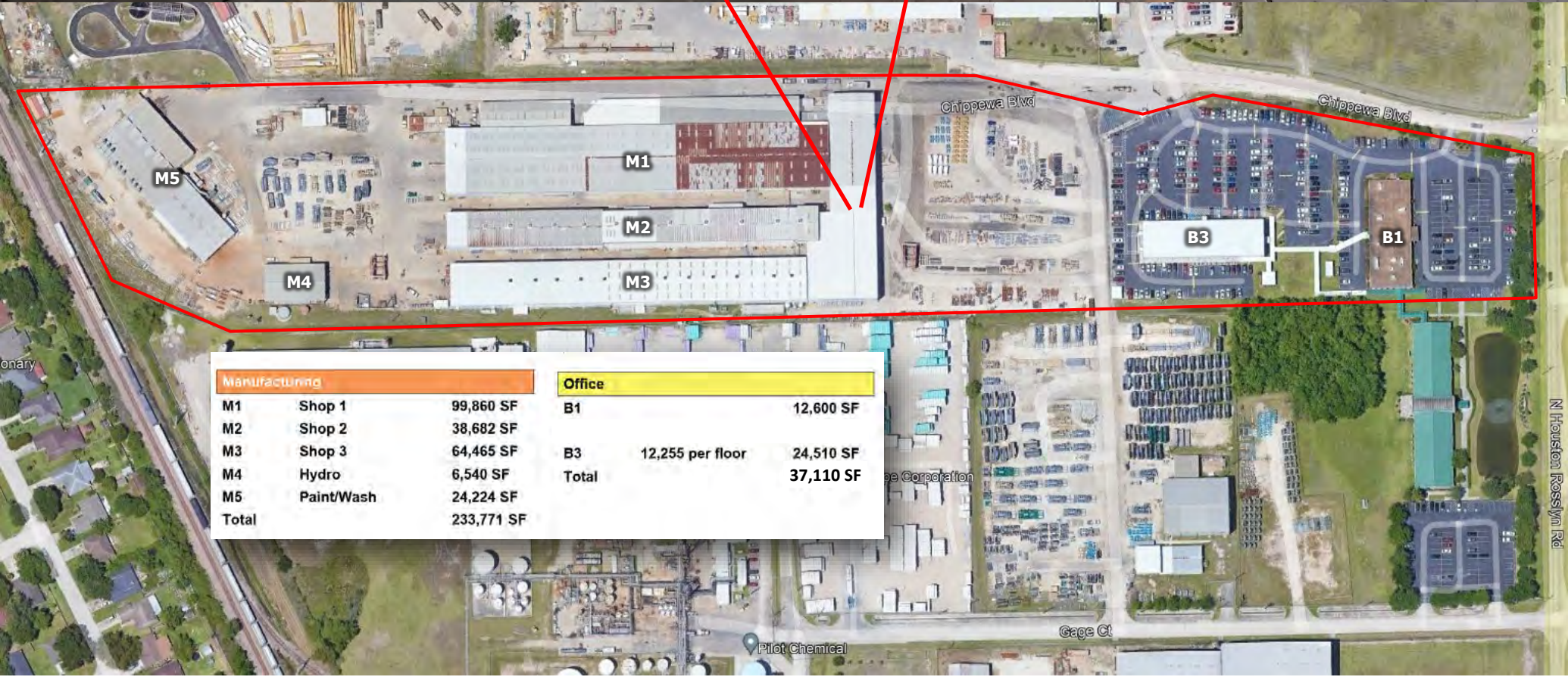
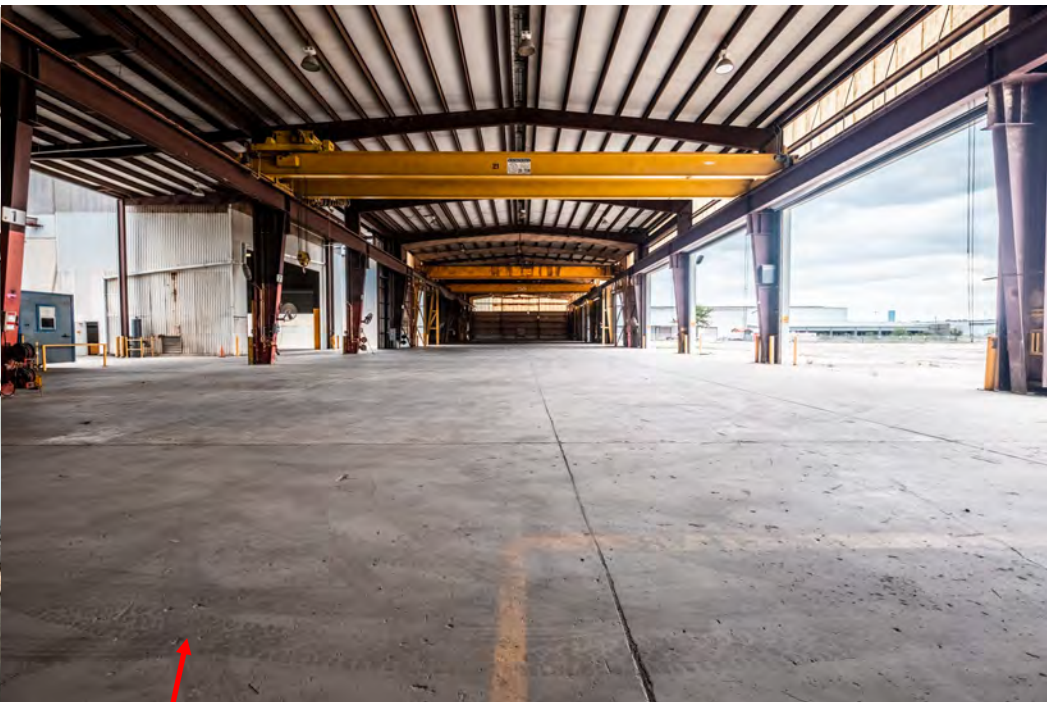
PROPERTY & BUILDING FEATURES:

Manufacturing Buildings Served by 5-Ton to 25-Ton Bridge Cranes
Heavy Power Throughout Complex
Hook-Heights Ranging from 20' to 35'
Gas & Air Piped Throughout / City of Houston Utilities
Heavily Stabilized Outside Storage Yard
Existing Hydro-Testing Building



Manufacturing			Office		
M1	Shop 1	99,860 SF	B1		12,600 SF
M2	Shop 2	38,682 SF	B3	12,255 per floor	24,510 SF
M3	Shop 3	64,465 SF	Total		37,110 SF
M4	Hydro	6,540 SF			
M5	Paint/Wash	24,224 SF			
Total		233,771 SF			





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B1

B3



N Houston Rosslyn

Chippewa Blvd

B1

B3

B4



B1 Interior Photos







M3

M2

M1

B3



B3 Interior Photos





B3 Interior Photos







M3

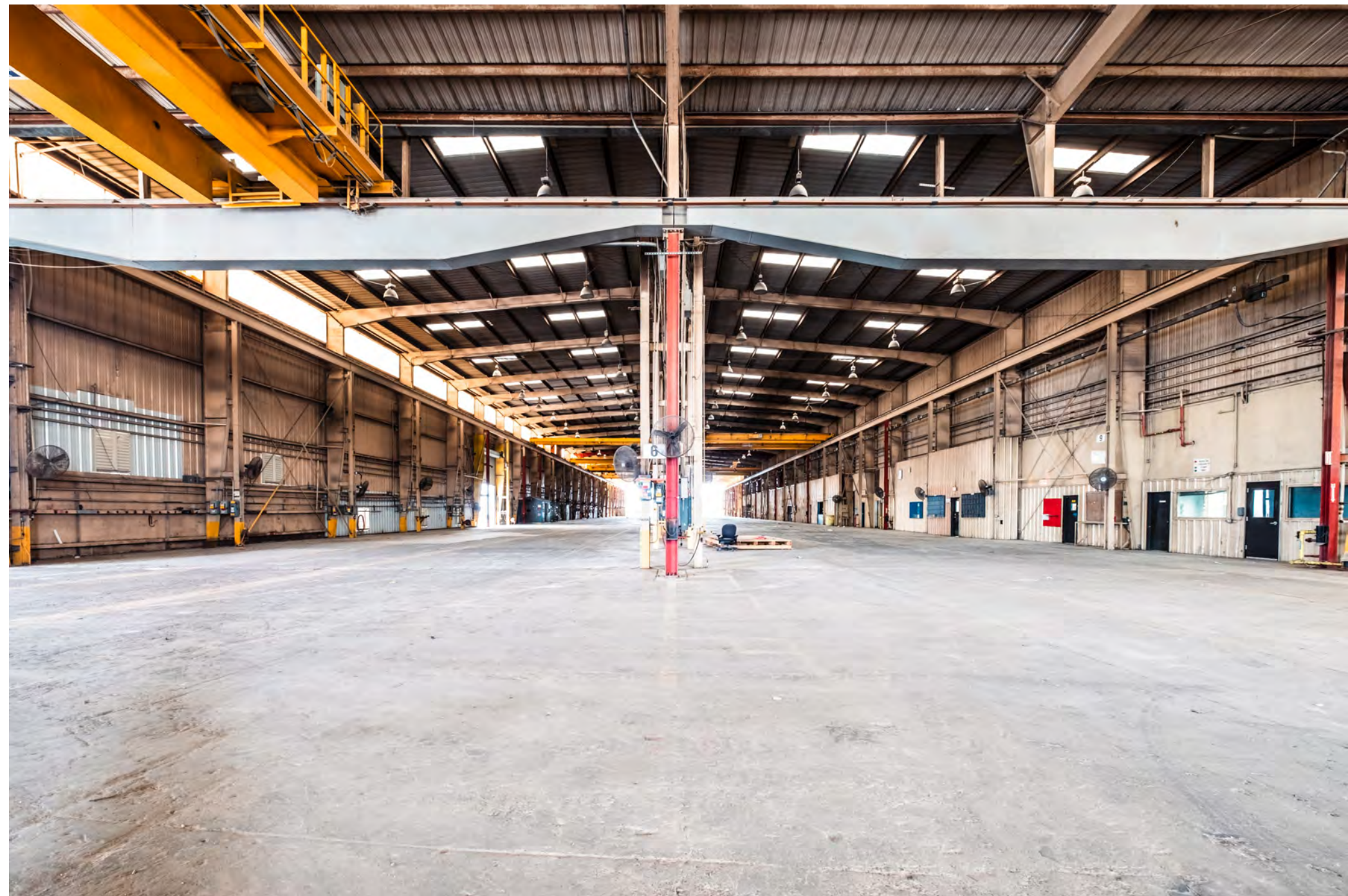


M2





M1







Information About Brokerage Services

Texas law requires all real estate licensees 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.

Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Eric Rozelle	551185	eric@chodrowrealty.com	(832)212-3051
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

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IABS 1-0 Date
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