

OFFICE WAREHOUSE UNITS



IMPERIAL
STORAGE
SOLUTIONS

OFFICE WAREHOUSE

UNITS

- Office w/Store Front: 10' deep x 12' wide
- Attached Warehouse: 12' wide x 40' deep x 15' high
- Back Loading Door: 10' high x 9.5' wide
- Built: August 2020

ADDRESS

15500 Voss Road, Sugar Land, TX 77498

CALL TO RESERVE

281-988-8677



AMENITIES



CURB VIEW



STORE FRONT/PARKING VIEW



STORE FRONT VIEW



INSIDE LOBBY UNITS (4)



BACK LOADING ZONE

Driveway 20' Wide



BACK VIEW - ROLL UP DOOR

10' High x 9.5' Wide



TRANSITION SURFACE

True Grid Rock - Stable



INSIDE - LOOKING OUT

See Door Height (10' X 9.5')



STANDING AT BACK WALL LOOKING OUT

Unit is 12' Wide X 40' Deep

AMENITIES



STANDING AT OFFICE DOOR
Looking Into Warehouse



VIEW FROM THE LOADING ZONE
Notice Ceilings 14' High



PANEL – 110 VOLTS
Capacity Up To 220



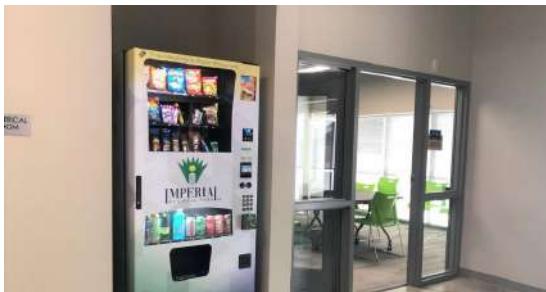
STORE FRONT WINDOW FROM INSIDE



CEILING VIEW OF OFFICE
A/C Unit and Light. Height 8.5'



EXIT VIEW
Secure Gate



LOBBY VENDING MACHINE
Meeting Room on Side



LOBBY / BATHROOM



BUILDING SIGNAGE AVAILABLE

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LIMITED SPACE – ONLY 14 UNITS ON PROPERTY

ALSO

ON PROPERTY

- Private Office Space
- Additional Storage and Warehouse Space
- Coworking
- Cold & Freezer Storage
- Parking
- U-Haul Rentals



OFFICE WAREHOUSE

FAQs

DIMENSIONS

1. Office Space (12' x 10')

- Front Door Opening (36" wide x 78" tall)
- Door into Warehouse (34.5" wide x 79" tall)

2. Ceiling Height

- Office (8.5 feet tall)
- Warehouse (14 feet tall)

3. Loading Zone

- Door Height (10 feet tall)
- Door Width (9.5 feet wide)
- Yellow pole to pole (11 feet wide)
- Driveway Width (20 feet wide)

POWER / ELECTRICITY

1. 110 Volts - Standard

2. Capacity up to 220 For Extra Fee

- You may upgrade your power needs, talk to David Fisher about your options.

3. Not included

- * You must arrange with outside vendor
- All power plugs & lights are on the same circuit.

4. The Air Conditioning unit is included

in your monthly license.



OFFICE WAREHOUSE

FAQs

SIGNAGE

1. What do I do if I want Exterior Signage above my door?

- a. Please Contact Signage company arranged by Management. You will need to pay them directly.

2. Am I allowed to have Window Signs in the windows of my office?

- a. 'Open' signs – ok without flashing
- b. No flashing signs
- c. No window coverings (vinyl, posters, etc.) – ask management for approval.

3. Can I put a sign on the door to my office?

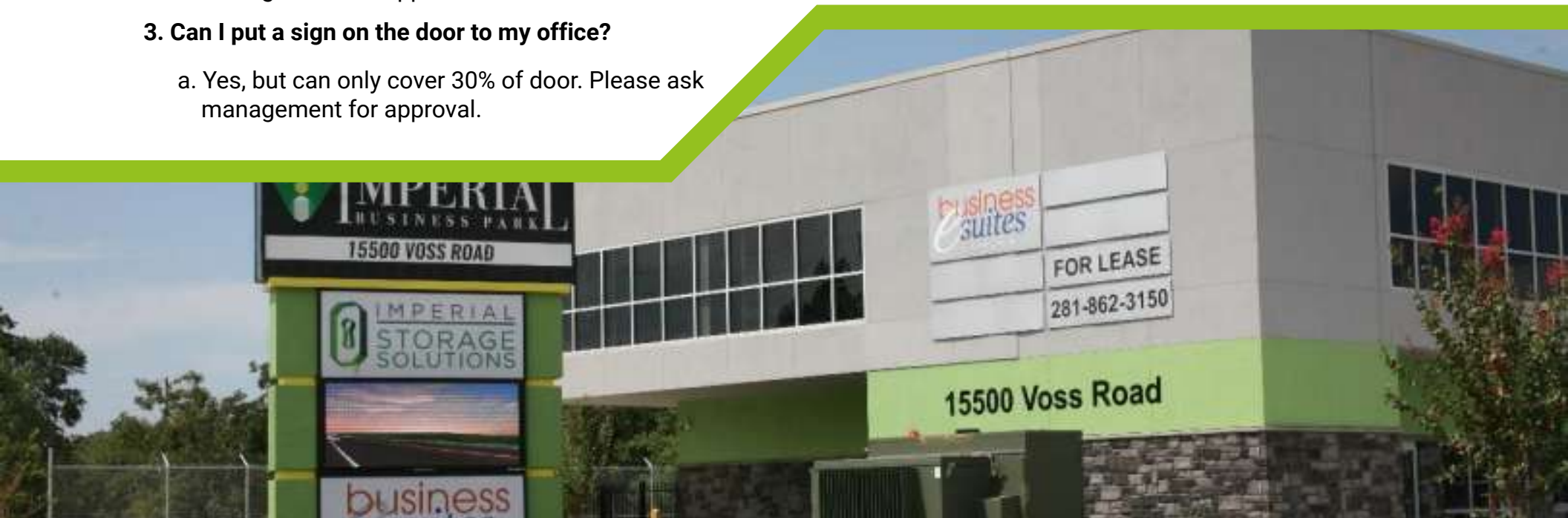
- a. Yes, but can only cover 30% of door. Please ask management for approval.

4. Am I allowed to put up a sign on the Side walk/Curb outside my office?

- a. Yes, but it must be put away every night and please limit to only one per unit.

5. Can I hang signage or decorations inside on the walls of my office?

- a. Yes you may. There are no restrictions except we ask please no flashing lights. Paint is allowed. You must restore walls to original color and construction when you move out.



OFFICE WAREHOUSE

FAQs

PARKING

1. Where should my Customers park?

- a. You may have ONE temporary sidewalk sign to reserve parking during business hours. Must be removed at the end of each day.

2. Where should my Staff park?

- a. Please park in the back of the building if there is space - see staff for a gate code. If the lot in the back is full, please park away from building to allow visitors parking space

3. What am I allowed to use the Loading Zone for?

- a. Temporary parking only. Do not block driveway.

4. Am I allowed to park Overnight?

- a. No, this is not allowed. If you need overnight parking, please ask the storage business for parking rates. If you have special circumstances, please contact management with your request.

WAREHOUSE

1. What kind of shelving and storage can I put inside the warehouse?

- a. Any kind of shelving is allowed, except it cannot be anchored to the walls. Please use your judgment, if you are unsure about your shelving/storage then contact staff for approval.

2. Am I allowed to modify the interior of the warehouse?

- a. Please do not puncture the walls or floors in any way. No holes, no screws, no anchors. Contact management if you have any questions.
 - i. Fans: you may install a ceiling fan – with Management Approval & at your expense.

3. Additional Rules we kindly ask you to follow:

- a. NO loud noises – If you have loud machinery, please coordinate with management to arrange a good time to operate the machines.
- b. NO loud music – Music is allowed only at a reasonable volume, please respect the other tenants around you.
- c. NO strong odors – Please do your best to avoid storing materials with strong odors and mask/contain them as well as clean up after yourself.

OFFICE WAREHOUSE

FAQs

SECURITY

- 1. You are responsible for the security of your unit & office.**
 - a. If a break-in occurs, call the Police asap. We will provide all necessary security footage to the law enforcement officers.
 - b. If damage to the property occurs, you will be expected to repair regardless of fault
- 2. An access code will be given to you for the lobby door, restrooms and elevator access to upstairs.**
- 3. Ultimately, security is your own responsibility and Business E Suites does not insure your unit.**



MEMBERSHIP

- 1. What is that?**
 - a. Membership for 1 person to have full access to upstairs amenities – INCLUDED.
 - b. Includes coworking space 24/7
 - c. Meeting Rooms
 - d. Breakroom access
 - e. Invitation to Networking events

