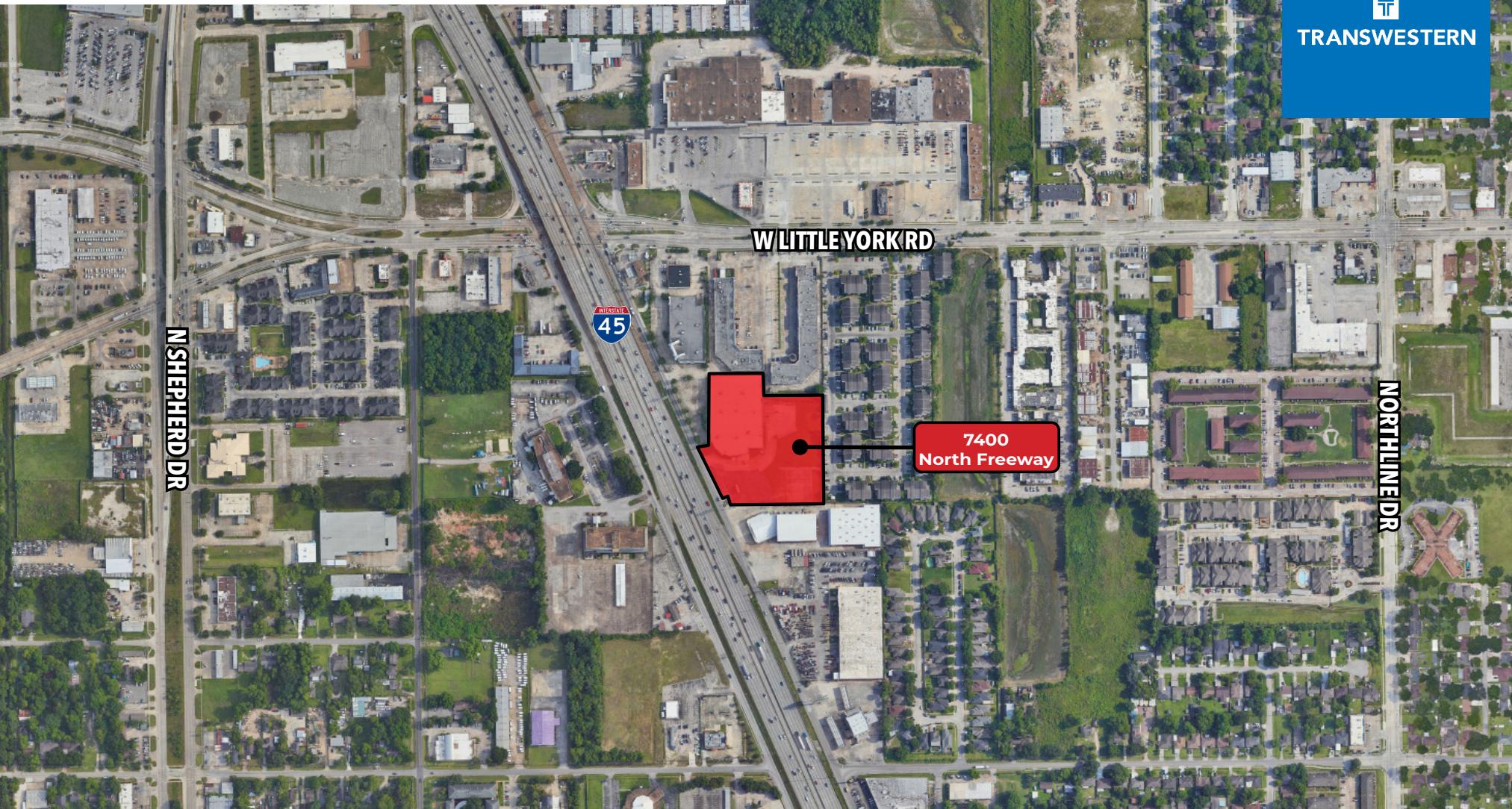


FOR LEASE



TRANSWESTERN

SHOWN BY APPOINTMENT ONLY, DUE TO TENANT OCCUPYING SPACE

~194,024 SF LAND AREA | ~61,189 SF BUILDING AREA (PER HCAD)

7400 NORTH FREEWAY

LAND AREA: ~194,024 SF | BUILDING AREA: ~61,189 SF (PER HCAD)

PROPERTY HIGHLIGHTS



CONTACT BROKER FOR RENTAL RATE

- Address: 7400 North Freeway, Houston TX 77076
- Land Area: ~194,024 SF or 4.454 Acres
- Building Area: ~61,189 SF, built in 1978 (Per HCAD)
- Current Use: Warehouse-Showroom; 100% Air-conditioned and heated
- Quick access to Loop 610, Interstate 10, West Sam Houston Parkway, & IAH
- Located 10 miles north of Houston CBD
- HISD
- New Roof, New Wiring, New HVAC

BUILDING INFORMATION

7400
NORTH FREEWAY

Building Area	~61,189 SF (per HCAD)
Clear Height	20 feet
HVAC	All new HVAC units in 2024 (100% Air-conditioned and heated)
Built	1978 <ul style="list-style-type: none">• New Roof in 2021• New electrical panels and wiring• 2 offices and a conference room• New restrooms• Sprinklered• 4 Dock High Loading and 1 grade level• 1 breakroom• 1.37 acres of additional land for expansion of the building and/or parking area.• One pylon sign• Racking system Included
Notes	



7400 NORTH FREEWAY

LAND AREA: ~194,024 SF | BUILDING AREA: ~61,189 SF (PER HCAD)

DEMOGRAPHICS



DOWNTOWN HOUSTON ----- 7.0 MILES

GEORGE BUSH/IAH AIRPORT ----- 7.0 MILES

BELTWAY 8 ----- 7.18 MILES

LOOP 610 ----- 12.0 MILES



POPULATION

1 Mile	3 Miles	5 Miles
14,712	118,646	347,827



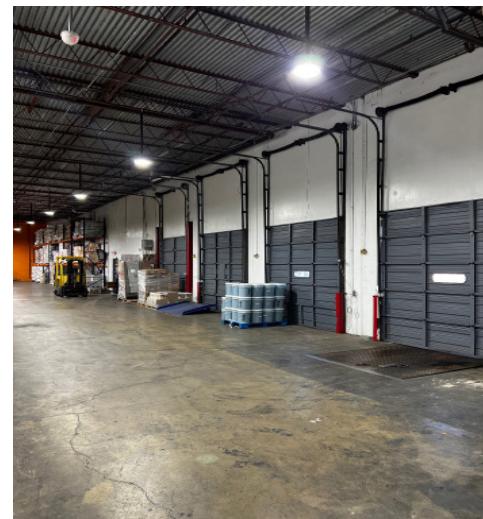
TRAFFIC COUNTS

North Fwy	242,736 CPD
W Little York	263,137 CPD

7400 NORTH FREEWAY

LAND AREA: ~194,024 SF | BUILDING AREA: ~61,189 SF (PER HCAD)

PHOTOS



CITY OF HOUSTON CERTIFICATE OF OCCUPANCY

Owner or Occupant: 4 ACES IMPORT INC

This Certificate of Occupancy must be posted in a conspicuous place on the premises and authorizes the Building(s) or Structure(s) to be occupied at:

7400	NORTH	FWY	Blk/Blk	Lot	Block
Street No.	Street Name				
OCC REPORT/WAREHOUSE/WHOLE&ALE/61,189 SQ FT/2000 CODE/100%			1020	One Lot	
Occupancy Use					
			001	12-DEC-2024	2 M B
Occupation			Month	Date	Type Group Rating
The building or tenant space listed herein has been duly inspected and found to comply with City of Houston Building Code requirements for the occupancy group and use shown. This certificate covers ONLY the work described above.					
NOTICE					
The building/occupant is advised and/or, by writing, request or revoke a certificate issued under the provisions of the Building Code or per section 105.5. Alterations without the required permits and inspection may, as per section 105.1 of the Building Code, invalidate this certificate.					
THIS CERTIFICATE DOES NOT CERTIFY COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT.					

Building/occupant:

Month Date Type Group Rating

The building or tenant space listed herein has been duly inspected and found to comply with City of Houston Building Code requirements for the occupancy group and use shown. This certificate covers ONLY the work described above.

NOTICE

The building/occupant is advised and/or, by writing, request or revoke a certificate issued under the provisions of the Building Code or per section 105.5. Alterations without the required permits and inspection may, as per section 105.1 of the Building Code, invalidate this certificate.

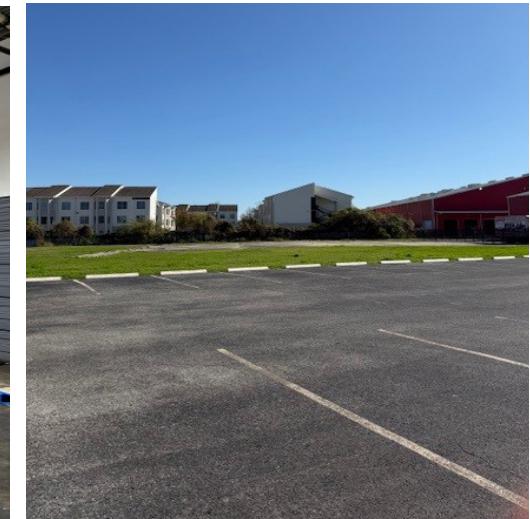
THIS CERTIFICATE DOES NOT CERTIFY COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT.

Seal of the City of Houston, Texas

Approved By: Jon Garza
Project Number: 24083152
Receipt Number: 8670087



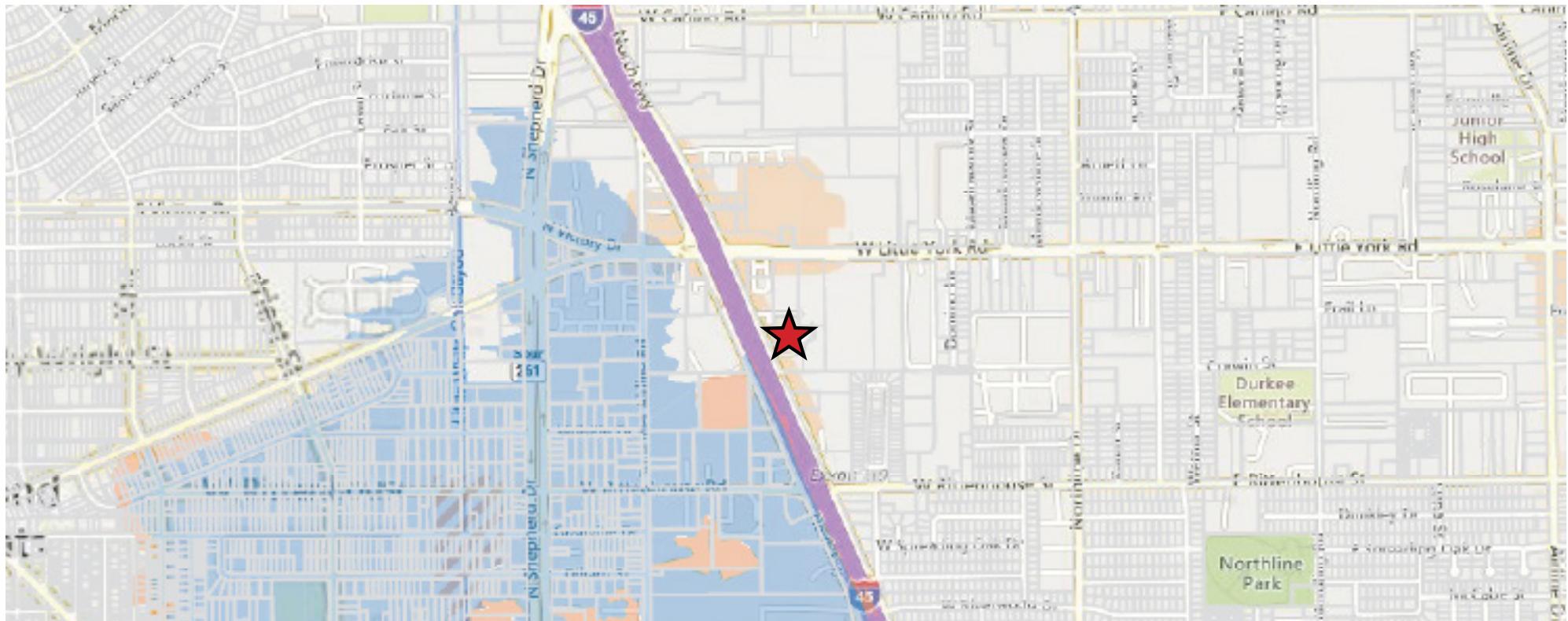
Rudy Moreno
Interim Building Official for the City of Houston



7400 NORTH FREEWAY

LAND AREA: ~194,024 SF | BUILDING AREA: ~61,189 SF (PER HCAD)

FLOOD MAP



MAP KEY

1% ANNUAL CHANCE (100-YEAR)

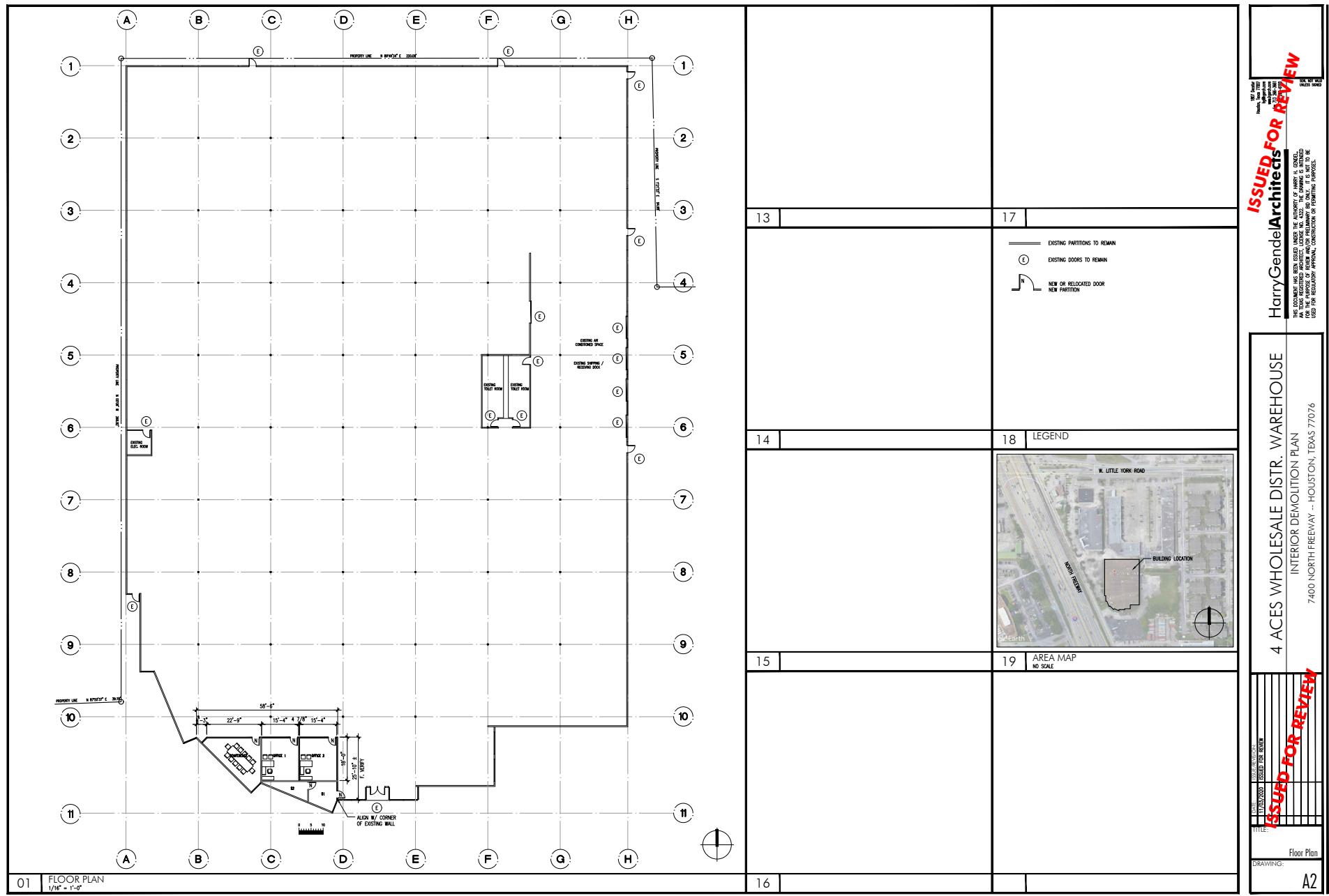
0.2% ANNUAL CHANCE (500-YEAR)



7400 NORTH FREEWAY

LAND AREA: ~194,024 SF | BUILDING AREA: ~61,189 SF (PER HCAD)

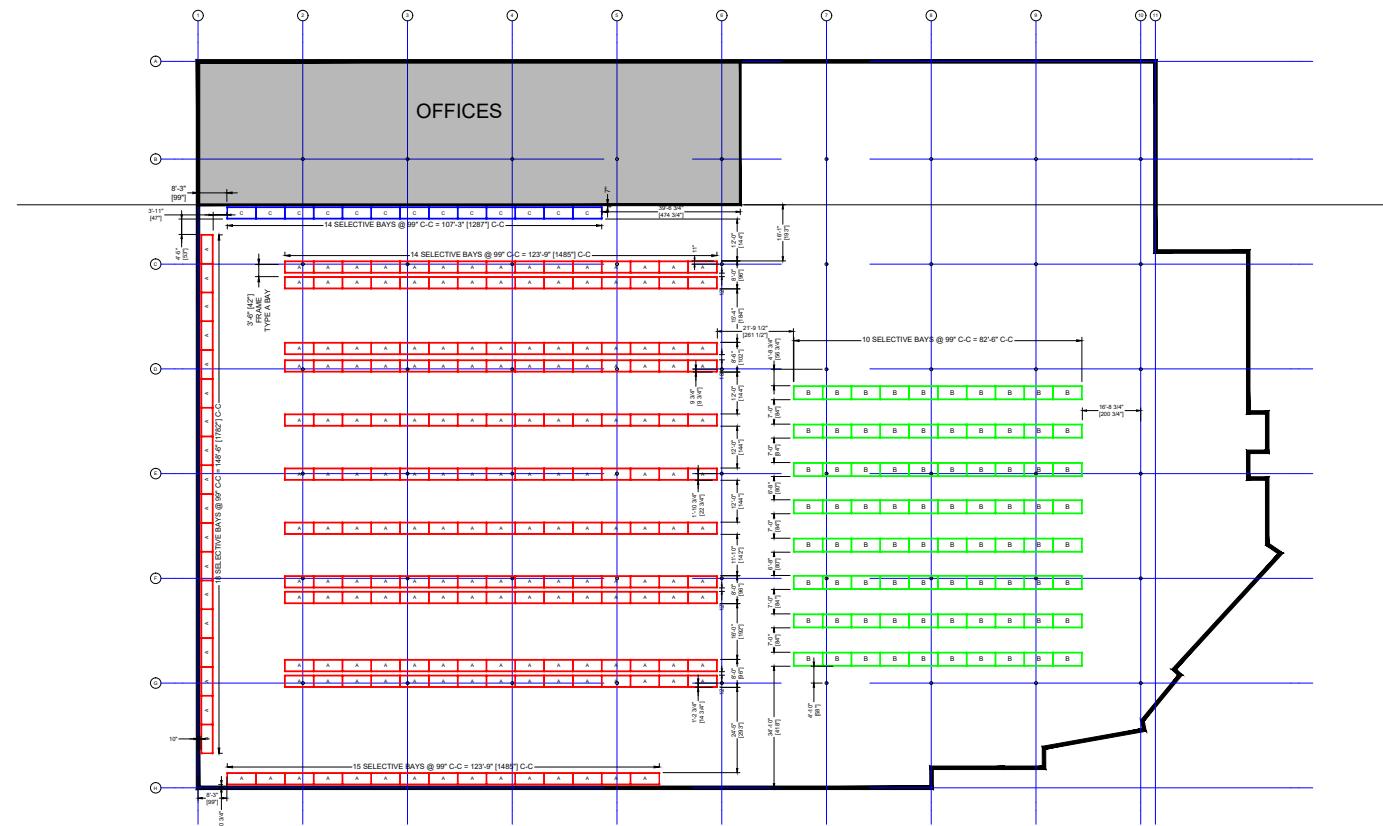
FLOOR PLAN



7400 NORTH FREEWAY

LAND AREA: ~194,024 SF | BUILDING AREA: ~61,189 SF (PER HCAD)

RACKING PLAN LAYOUT



RACK PLAN VIEW

004		
005		
006		
004		
001		1. REVISE PLAN VIEW TO HIDE COLUMNS IN RACK BAYS 2. ALL BAYS 144' 3. SOME SINGLE RACK ROWS TO HIDE COLUMNS 4. REVISE ELEVATION DRAWINGS PAGE 5. NO LOADS SHOWN THE ELEVATINGS AT THIS TIME
002	10/02/2012	TH
001	09/29/2012	TGH

Scanner: FOIR-77026-7400-092220-EDM002.dwg | Last saved: 10/2/2020 12:20:38 PM | Inc. ItemFile: Bottletop | 10/2/2020 12:23:02 PM | Inc. Indd: bottletop

Per RMI/ANSI MH1 6.1-2008
Specification for the Design, Testing and
Utilization of Steel Storage Racks

7400 NORTH FREEWAY PRO
Preview SELECTIVE BAY TYPE A 42696
SELECTIVE BAY TYPE B 48696
SELECTIVE BAY TYPE C 42996
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Ref. Dwg #	SALES:	Date 09/28/20 ALL DIMENSIONS IN FEET & INCHES	
Drawn by TH	Checked by	Approved by date INITIS	File name FOUR-77076-7400-092920-REV002
		Customer	Scale 3/8
		4 Aces Wholesale & Distributor 7400 N. FREEWAY HOUSTON TEXAS 77076	
		Drawing Number:	Sheet
		FOUR-77076-7400-092920-P1	

P1



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Transwestern Property Company

SW, GP, LLC d/b/a Transwestern Licensed Broker /Broker Firm Name or Primary Assumed Business Name	466196 License No.	steve.ash@transwestern.com Email	713-270-7700 Phone
Stephen C. Ash Designated Broker of Firm	392519 License No.	steve.ash@transwestern.com Email	713-270-7700 Phone
Carlos P. Bujosa Licensed Supervisor of Sales Agent/ Associate	279938 License No.	carlos.bujosa@transwestern.com Email	713-272-1289 Phone
A. David Schwarz III, SIOR Sales Agent/Associate's Name	156675 License No.	david.schwarz@transwestern.com Email	713-270-3371 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.

**SALE/LEASE AMERICANS WITH DISABILITIES ACT,
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER

By: _____
Title: _____
Co. Name: _____
Date: _____

PURCHASER

By: _____
Title: _____
Co. Name: _____
Date: _____



For more Information, Contact:

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Associate
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will.durie@transwestern.com