

# 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
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- 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



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## 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



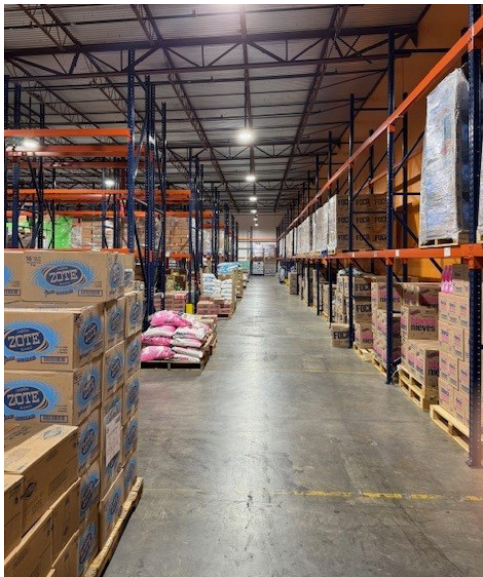
### TRAFFIC COUNTS

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

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## 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

Street No. Street Name S/W/E Lot Block

OCC REPORT/WAREHOUSE/WHOLESALE/61,188 SQ FT/2000 CODE/100%

1020

OCC Report Line Occ. Load

001 12-DEC-2024 2 M B


Revision Date Type Area Rating

The building or tenant space listed hereon 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 official is authorized by its writing, signed or sealed a certificate issued under the provisions of the Building Code as per section 105.4. Alterations without the required permits and inspections 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.

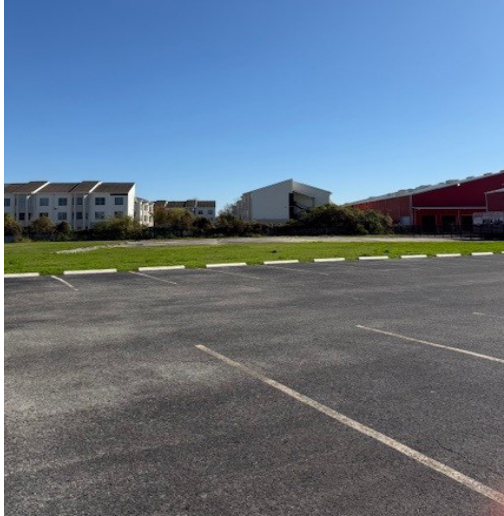


Approved By Jon Garrau  
Project Number: 24083162  
Receipt Number: 0670087





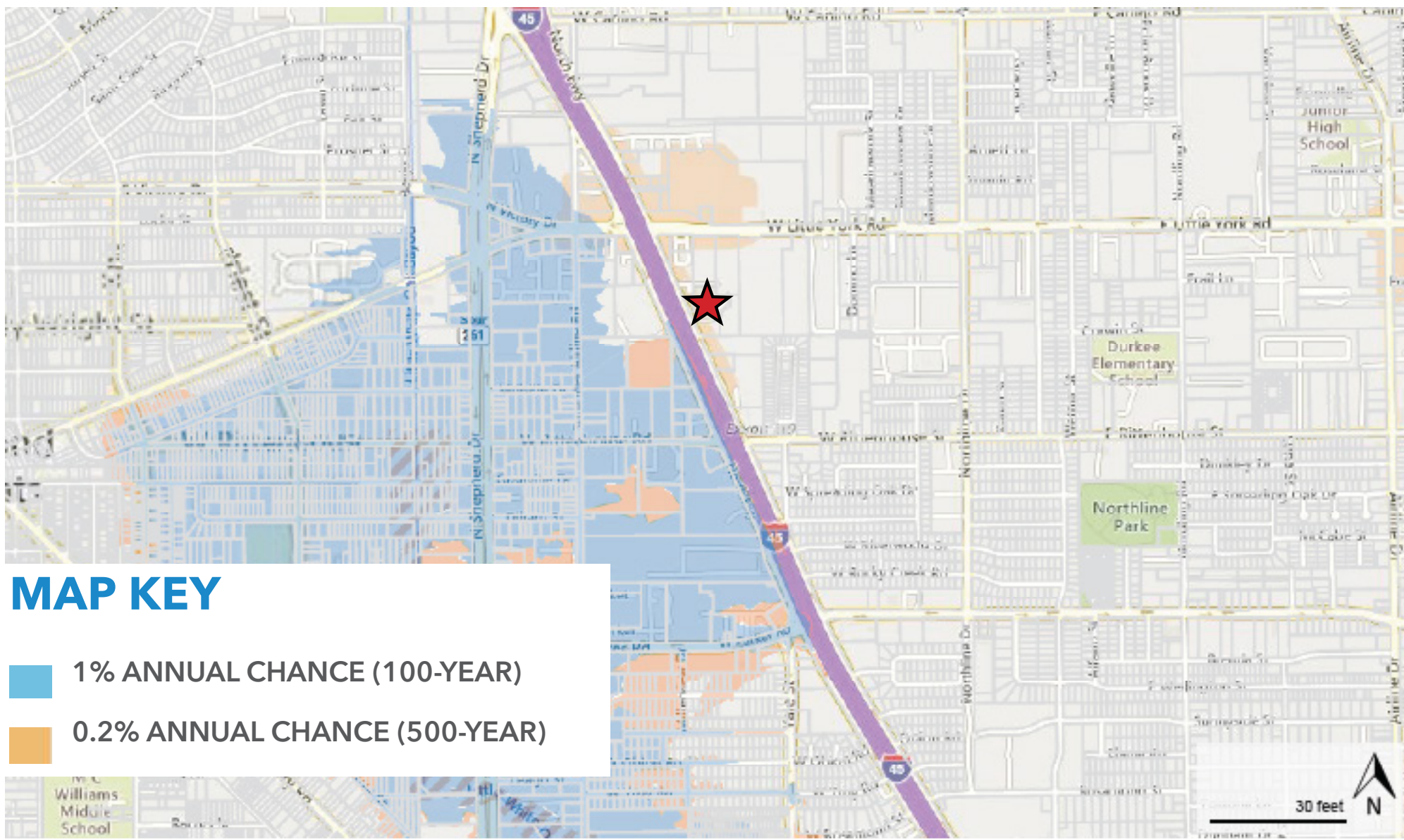
Rudy Moreno  
Interim Building Official for the City of Houston



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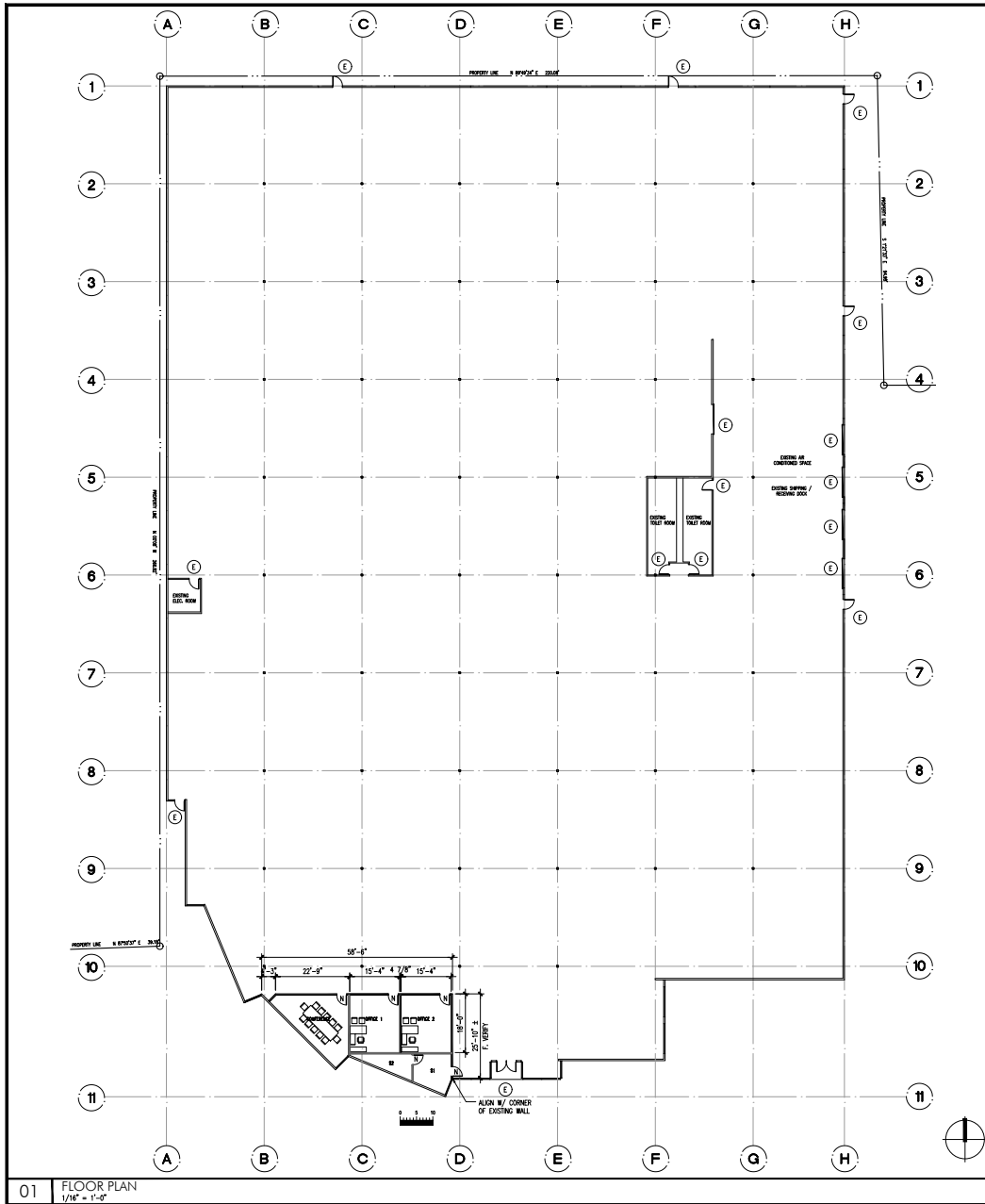
## FLOOD MAP





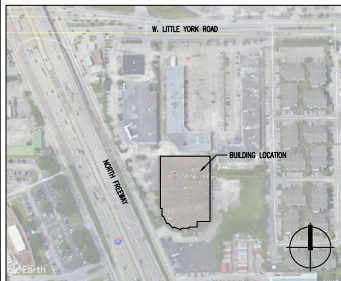


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## FLOOR PLAN



13		17	
		<p>  EXISTING PARTITIONS TO REMAIN   EXISTING DOORS TO REMAIN   NEW OR RELOCATED DOOR   NEW PARTITION </p>	
14		18	LEGEND
			
15		19	AREA MAP NO SCALE
16			

**ISSUED FOR REVIEW**

**Harry Gendel Architects**

THIS DOCUMENT HAS BEEN ISSUED UNDER THE AUTHORITY OF HARRY H. GENDEL,  
AN TEXAS REGISTERED ARCHITECT, LICENSE NO. 4322. THE DRAWING IS INTENDED  
FOR THE PURPOSE OF REVIEW AND/OR PRELIMINARY BID ONLY. IT IS NOT TO BE  
USED FOR RESIDENT APPROVAL, CONSTRUCTION OR POSTBIDDING PURPOSES.

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Houston, Texas 77060  
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www.harrygendel.com

DWG. NO. 1102  
MAY 19, 2010

4 ACES WHOLESALE DISTR. WAREHOUSE  
INTERIOR DEMOLITION PLAN  
7400 NORTH FREEWAY -- HOUSTON, TEXAS 77076

Floor Plan

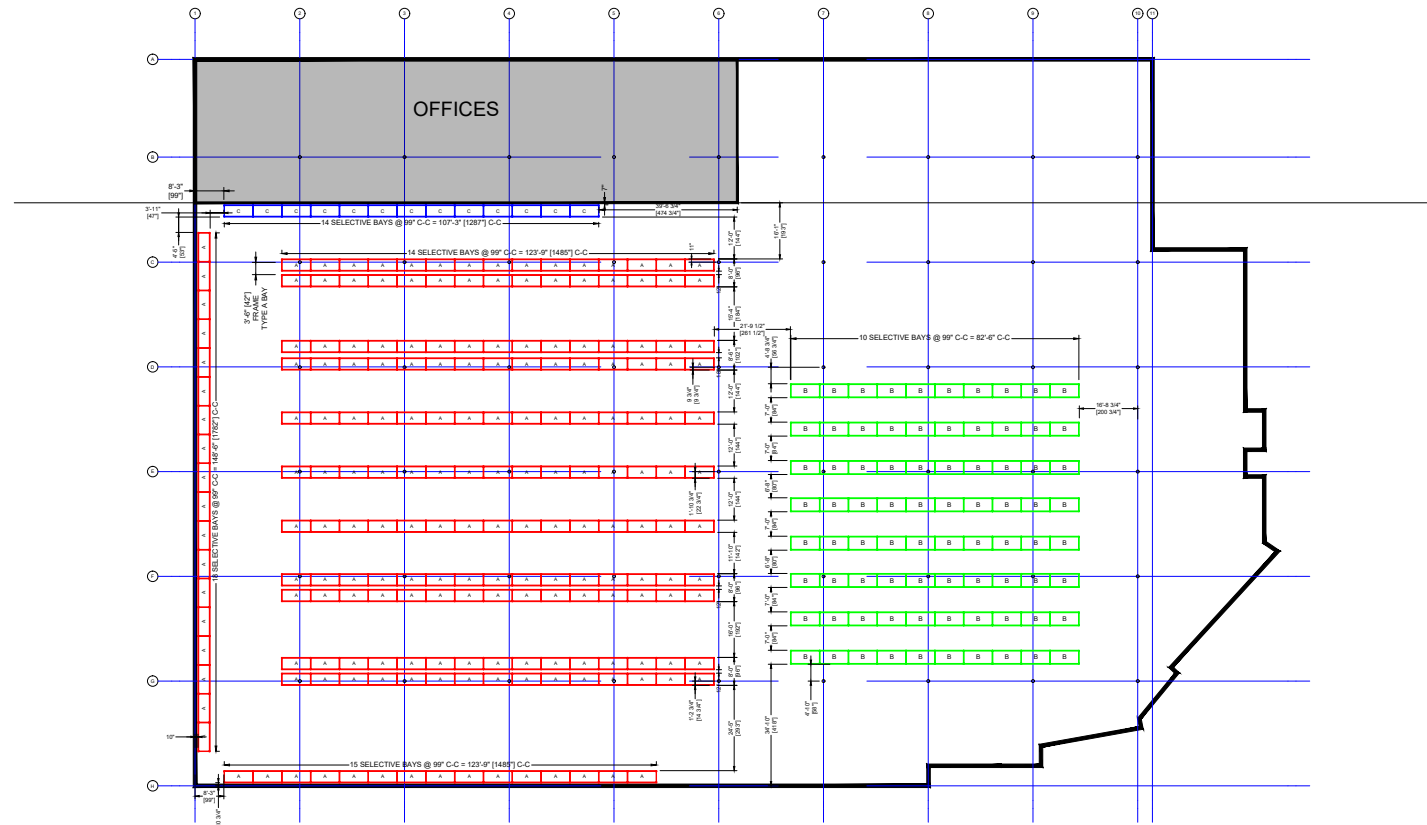
DRAWING:

A2

ISSUED FOR REVIEW  
11/03/2020




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## RACKING PLAN LAYOUT



## RACK PLAN VIEW

0306				
0305				
0304				
0303				
0302	10/02/20	1. REVISE PLAN VIEW TO HIDE COLUMNS IN RACK BAYS 2. ALL ASLE @ 14" 3. SOME SINGLE RACK ROWS TO HIDE COLUMNS 4. ADD ELEVATION DRAWING PAGE 5. NO LOADS SHOWN THE ELEVATIONS AT THIS TIME	TH	
0301	09/29/20	1. ADD TYPE A BAYS TO WEST AND SOUTH WALLS IN OPTION 2 2. ADD OPTION 3, TYPE A BAY ROWS RUNNING NORTH AND SOUTH 3. NO ELEVATIONS AT THIS TIME	TGH	

7400 NORTH FREEWAY PROJECT		
Preview	BAY TYPE	Count
	SELECTIVE BAY TYPE A 43d96	196
	SELECTIVE BAY TYPE B 48d96	80
	SELECTIVE BAY TYPE C 43d96	13

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

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Ref. Dwg #	
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Drawn by	Checked by
TH	

	1A	

SALES:	
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Approved by date INITS	
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	Customer
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Date 09/28/20 ALL DIMENSIONS IN FEET & INCHES

TS	File name EQUIR-77076-7400-092920-REV002	Scale 3/8
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FOUR-77076-7400-092920-REV002	3/8
4 Aces W/wholesale & Distributor	

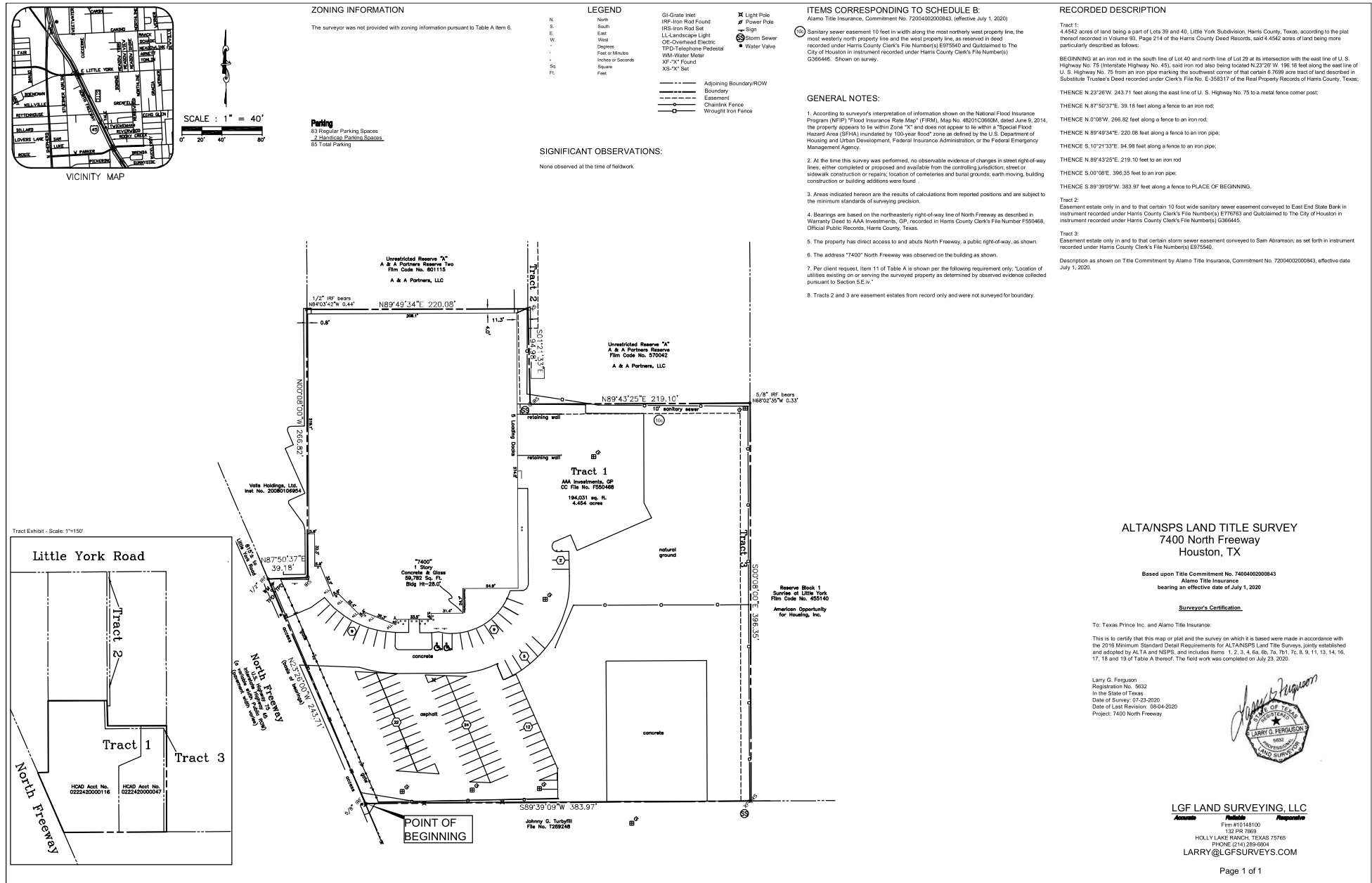
Customer	4 Aces Wholesale & Distributor 7400 N. FREEWAY HOUSTON TEXAS 77076	OUR-77076-7400-092920-REV002	3/8
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7400 N. FREEWAY HOUSTON TEXAS 77076	
Drawing Number: FOUR-77076-7400-092920-P1	Sheet -

P1

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

**SURVEY**





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