

PASADENA INDUSTRIAL PARK

8040 LEESA LANE PASADENA, TX 77507

±15,000 SF OFFICE WAREHOUSE

New Carpet, Fresh Paint, 10-T Crane - AVAILABLE NOW!!



PROPERTY FEATURES

- ±15,000 SF Office Warehouse
- Includes: ±3,000 SF Offices
- Metal Building w/ Stone Façade
- New Carpet, Paint & Striping
- Approx. 1.2 ac Including Fenced Stabilized Yard
- Insulated Warehouse
- Shop is Enhanced w/ Embellished Multiple Electrical Drops & Piped Air.
- Climate Control Tool Room
- 10-Ton Overhead Crane
- 3-Phase / 400 AMP PLUS

BASE LEASE

Lease Term: 5 Years

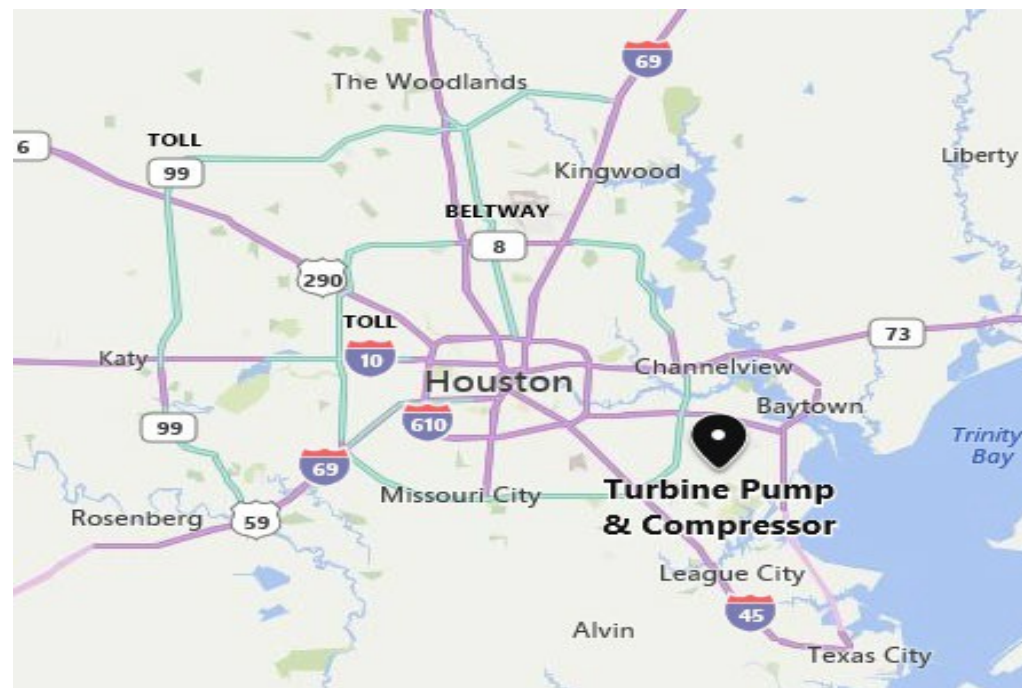
Lease Rate: \$14,250 / month

OPEX: ± \$3,700 / month

Sales Price: \$2.6M

LOCATION: INSIDE INDUSTRIAL PARK

SE Houston Metro in Pasadena, TX: Located between Hwy 225 and I-45, just East of Beltway 8 and West of Hwy 146. Travel I-45 S to Beltway 8 East to Genoa Red Bluff exit. Travel East to Leesa Lane.



No net fill is allowed in the flood plain and no fill is allowed in the flood way

All water heaters, furnaces, air conditioning units, electrical distribution panels, and any other mechanical or electrical equipment must be elevated in accordance with Section 4.05 of Harris County Floodplain regulations.

Any electrical circuit serving a light switch or outlet located below the base (100-year) flood elevation shall be dropped from above and be on a separate breaker.

AU materials used below the (100-year) base flood elevation are on approved FEMA Technical Bulletin 2-93 as Class 5 water-resistant, and approved in accordance with FEMA Technical Bulletin 1-93 for foundation openings.

If the property is located within the designated 10% floodplain or ten-year floodplain all construction up to twenty-four (24) inches above the base flood elevation must use masonry, concrete or steel. These materials must be used for piers, columns and foundation walls.

Construction of critical care facilities on land located below the base (100--year) flood elevation in the 500 year flood plain or within the base (10Q--year) flood plain shall have the lowest floor elevated to three feet or more above the base flood elevation.

Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

Access routes elevated to or above the level of the base flood shall be provided to all critical facilities to the extent possible.

Completed *Elevation Certificates to be submitted; one at permitting, a second after the slab is poured or sub-floor is installed and before the framing starts, and a third is required once construction is finished. *(PER CURRENT FIRM PANEL) to the Harris County Public Infrastructure, Architecture and Engineering Division, 10555 Northwest Freeway, Suite 120, Houston, TX 77092

A completed as-built certificate must be submitted after the structure is complete and before it is occupied.

The County Engineer's Office will post a final inspection notice on the structure once all requirements have been met.

According to the F.I.R.M. No. 48201C0940I, Dated June 18, 2007, the subject property lies in Shaded Zone "X", soe year BFE-19.35'.

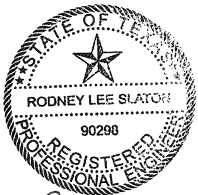
Flood Zone Type: Shaded X BASE FLOOD ELEVATION (500-YEAR): 19.35 FINISHED FLOOR: 21.00
flood Plain Boundary is Shown on Sheet: C.1 HARRIS COUNTY BENCHMARK NO. 020030

I, Rodney Lee Slaton, a registered Engineer, authorized to practice in the State of Texas do hereby certify that the proposed 15,050 SF office/warehouse, if constructed in accordance with these drawings, will comply with all provisions of the Regulations of Harris County, Texas for Floodplain Management.



**3.690 ACRE TRACT
IN THE GEORGE B. MCKINSTRY SURVEY,
A-47 IN THE CITY OF PASADENA,
HARRIS COUNTY, TEXAS**

**(281) 827-
3929 (office)
TBPE #6719**



Rodney Shalson

Land Clearing: inc-Lldes c;e;onl;ng cmd sc0;p;ng of proposed build;g site only: C_1t;does ;ot include clear;g the -emc1,1der ; site of oil ;rees encl bus;es ;'less oher;ss r;ted. 1% C;E'G1-ed veQetation will be buried. bumec or haulec fr;m the site a) Contractor- disc,JJI0r1.

Soil Stabilization: Stabifo.ct:oi of h sutgrede ;uii i carl o; ly be
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Building Fill Dirt: "Ice and compound acceptable fill or stabilized soil materials in layers to required depths. Use soil material free of clay, rock or grow: long (no more than 2.1 ft. any dimension), vegetable matter and fossils. The vegetation should not be more than 1 foot of friability required.

Detention Pond Construction: A detention pond may be required for the site and will be included in the Construction Plan, as applicable for impoundment in the existing drainage system included in the Final Drainage Construction.

Site Grading: Prov'ck grading, shap1-g ord comp:cfrg of ex:s:ing
r1c1 erio: os :2quired for bLiding fo, ldotior:, drive :ireos. storage yard
und pw ing 'ct.

3. FOUNDATION AND SLAB: DRIVES, PARKING, AND STORAGE AREAS

[illegible]

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Curb: Sbnoc-d 6" misOC cor::rs-tt cu) vrh reir1foreod sL)el ::ielr

Truck Well: 55' y 17" (hsid2 w/dih) sldJed truck well with d;r:m, 0Jrt;0,
G* „j;sd -:::1rb onci sofe:1 roll mcJ;- cje included as rioted beklw,

Wheel Stops: Wheel stops shall be precast concrete G-IMC

Parking Lot Striping: Striping br parking lot shal be 'l' -toe sl;p;lg
p'tnl All pw<irg areas sl,o!l conform tc the Px:odcans 'idh
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Foundation and Slob, Drives, Parking and Storage Area Items Included in this Project:

Qty / Units	Description
0' Square Feet	6" X Concrete Foundations: 3,000 psi, reinforced W/ #3 bars 16' O.C., 6 mil vapor barrier, leveling sand fill as required, and ball-bottom shofls for piers.
15,015 Square Feet	5" X Concrete Foundations: 3,000 psi, reinforced W/ #3 bars 15'-0" O.C., 6 mil vapor barrier, leveling solid fill as required, and ball-bottom shofls for piers.
107' Square Feet	"X Concrete Four columns: 3,000 psi, reinforced W/ #3 bars 16' O.C., 6 mil vapor barrier, leveling sand fill as required, and ball-bottom shofls for piers.
8,196 Square Feet	5' / 2" Concrete for Paving: 3,000 psi, reinforced with #3 bars on 18" center, leveling sand fill as required.
98' Square Feet	4" Concrete Building Sledways: 3,000 psi reinforced with 16x6" W.W. or #3 bars leveling sand 16" reinforced. With 4 feet bars
25,730' Square Feet	X Crushed Concrete over X Lame Stabil
382' Linear Feet	6' Curb
0' Linear Feet	55' x 4' deep Truck Vei
0' Ea.	N/Trip: Stops
1' Lot	Parking Lot Striping

5'-0"
TO BOTTOM OF
FIRST TEXT SYMBOL

1'-9"

1'-0"

PARKING SIGN DETAIL
H.C. PARKING SIGN
WHITE LETTERS AND SYMBOLS
ON BLUE BACKGROUND

2'-10"

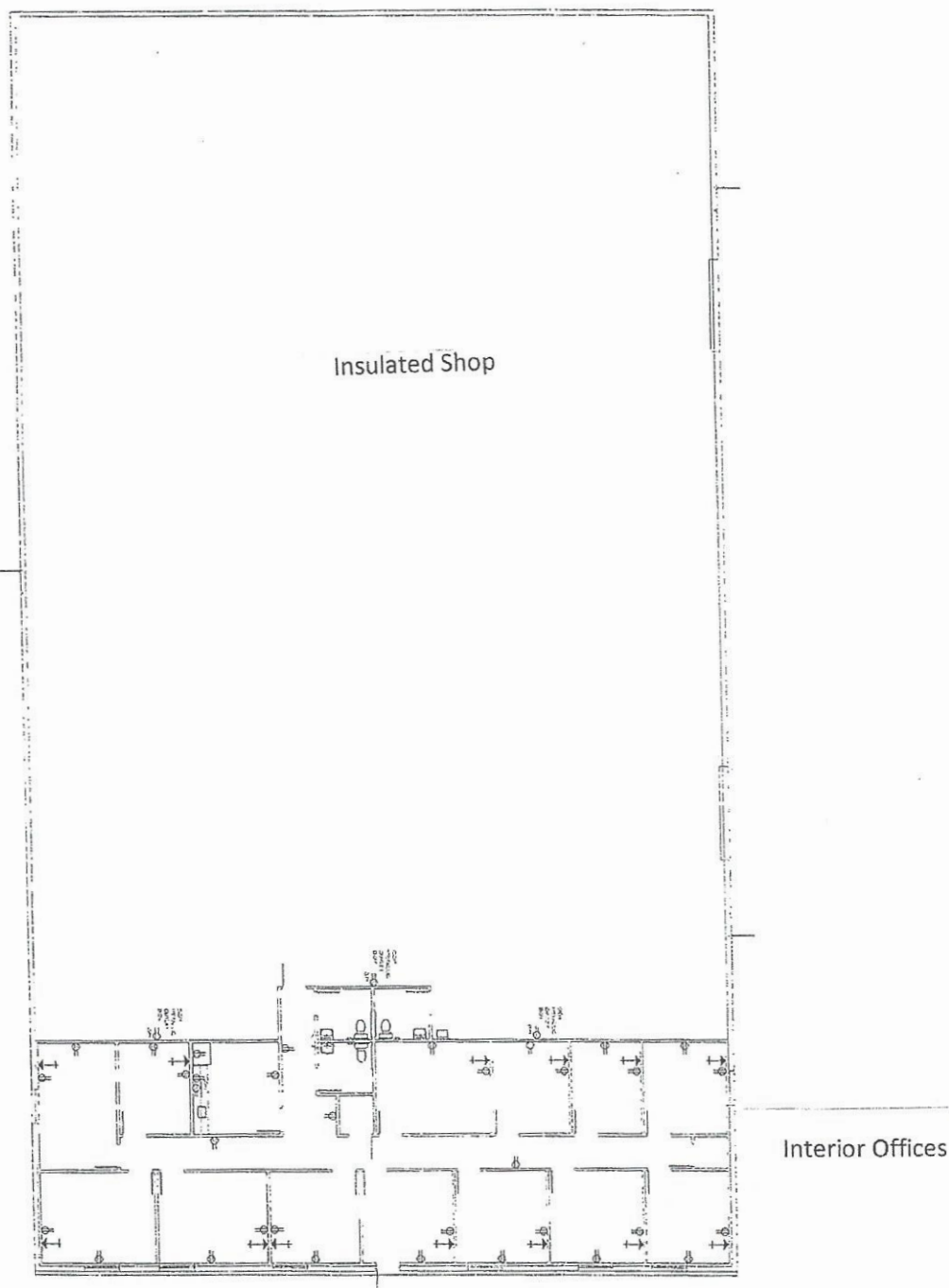
5'-0"

PARKING
SPACE
GRAPHIC

Written dimensions on these drawings shall have precedence over scale dimensions. Sub Contractors shall verify and be responsible for all dimensions on condition on the job and this office must be notified of any contradiction from the dimensions and conditions shown on these drawings.

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CHARLES G. BROWN & ASSOCIATES, INC. ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
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