

Houston Ship  
Channel



**PORT HOUSTON™**

PROPERTY FOR LEASE  
111 East Loop N, Houston, TX 77029

**±70.85 Acres**  
165,730 SF OF BUILDINGS



*For Leasing Information, please contact:*

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**PORT HOUSTON**

# PropertyDetails

TURNING BASIN TERMINAL

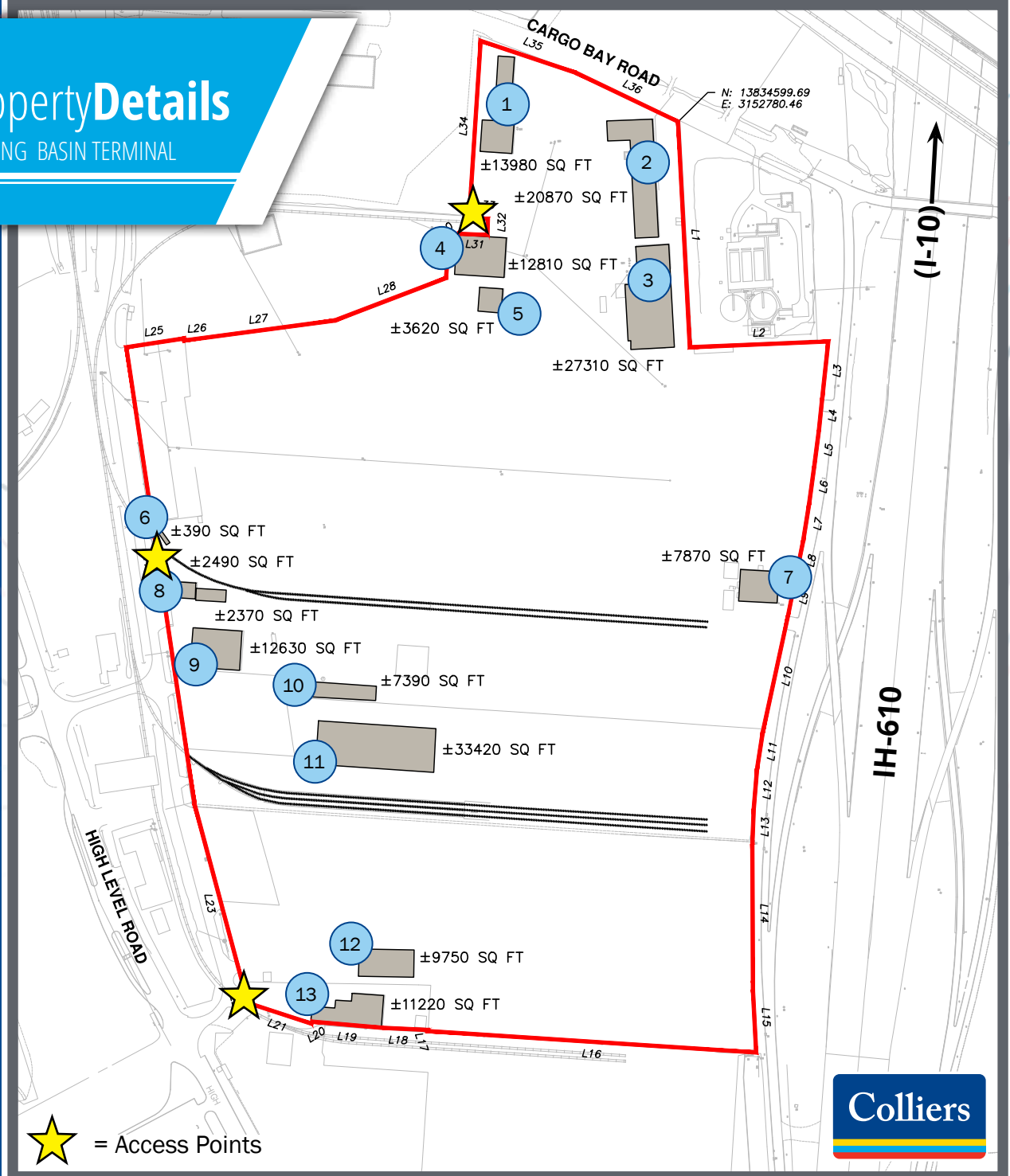
The property is comprised primarily of 12 buildings and ±65 Acres paved yard

## Details

- Building 1 | 13,980 SF
- Building 2 | 20,870 SF
- Building 3 | 27,310 SF
- Building 4 | 12,180 SF
- Building 5 | 3,620 SF
- Building 6 | 390 SF
- Building 7 | 7,870 SF
- Building 8 | 2,490/2,370 SF
- Building 9 | 12,630 SF
- Building 10 | 7,390 SF
- Building 11 | 33,420 SF
- Building 12 | 9,750 SF
- Building 13 | 11,220 SF

## Features

- Water and Sewer by the Port Authority
- Extensive Electrical Distribution
- Overhead Cranes
- Preferential Berth Access
- Rail-served – 5 Rail spurs – Approx. 1,100 - 1,200 LF
- Rail service with PTR
- ±1,000 feet to Deepwater Dock
- Reduced Property Taxes
- Cross-Dock Throughput Requirements available on Request
- Foreign Trade Zone (FTZ) designation, #84 – **Ranked #1 FTZ in the U.S.**
- Available April 2024
- Contact Broker for Lease Terms





**PORT HOUSTON**

# AreaData

TURNING BASIN TERMINAL

## DISTANCES

NOLA	349 miles
Dallas	247 miles
Austin	175 miles
IAH	26 miles
Bayport Terminal	24 miles
Barbour's Cut Terminal	19 miles
CBD	11 miles
Hobby	7 miles





# 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.

11-2-2015



### 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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_____	_____
<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>