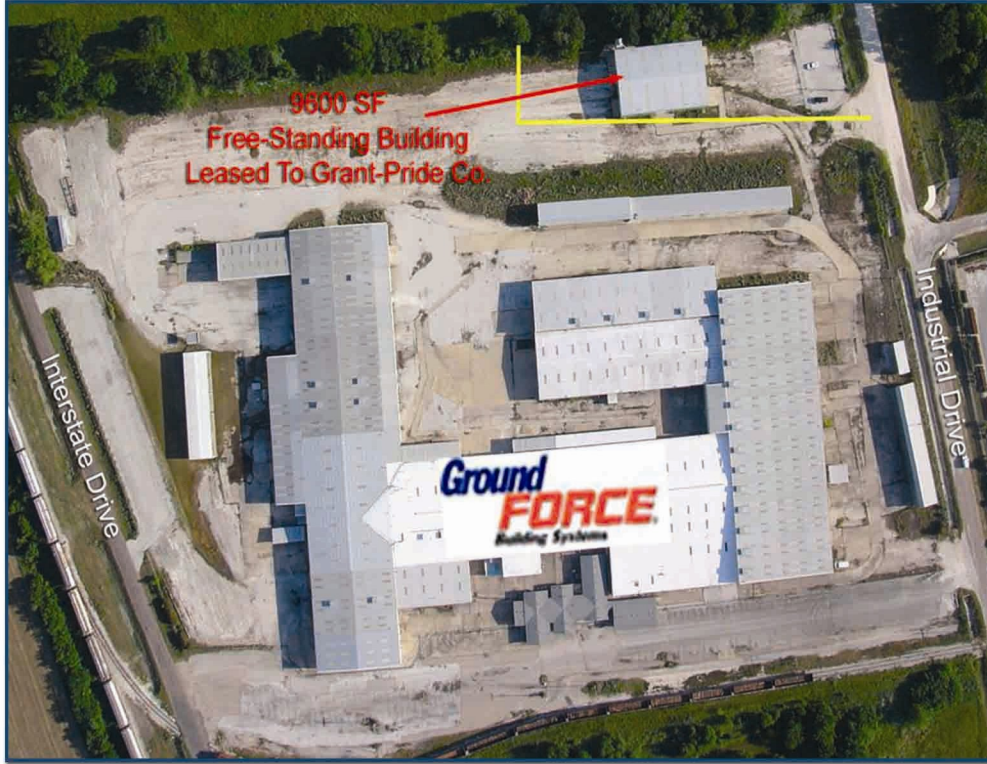




~250,000 SF Manufacturing Facility

9601 Industrial Drive
Navasota, Texas 77868

**FOR SALE
OR LEASE**



- Navasota, Texas is located just one hour from downtown Houston and 20 minutes south of College Station, Texas on Highway 6. Business friendly, growing city and county governments.
- The Former Schulte/Oakwood manufacturing facility is approximately 250,000 SF on 20 Acres. Extensively renovated and occupied by Ground Force Building Systems. Well-designed for modular and mobile home construction, but easily modified for a variety of uses. Offices and work stations throughout and fire-sprinkler system. Ground Force can relocate or remain as tenant in smaller part of the facility. Relocation will require at least six months.
- 9,600 SF Freestanding Bldg.- Leased to Grant-Pride Co., Landlord may terminate with 90 days notice. Features 750 KVA power, 5 overhead doors, and an existing dust collection system. Other features include office area with restrooms, break room, fire sprinkler system, and 2 acres of yard space.
- Offered For Sale: \$5,500,000
- Offered for Lease: \$0.25/SF NNN



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.

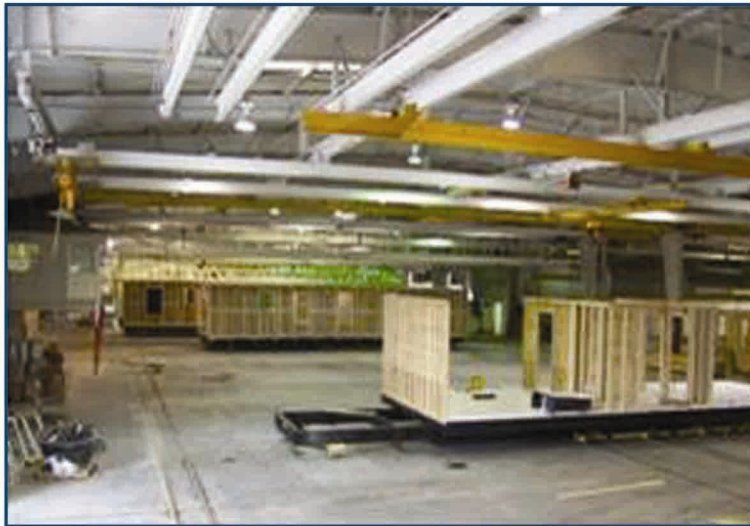
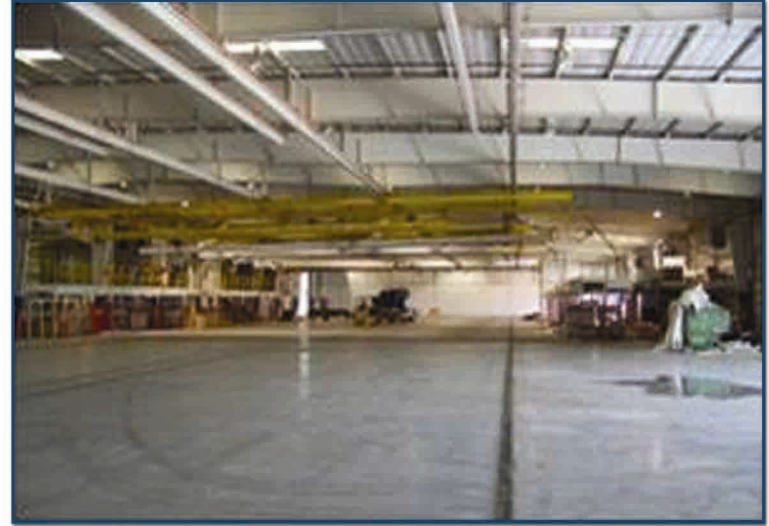
ClarkIsenhour.com

979.268.6840 o
979.268.6841 f



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