

COLLEGE STATION, TEXAS 77845

For more information, please contact:

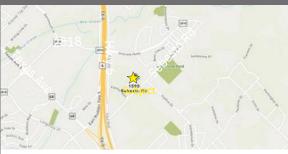
Josh Isenhour 979.268.6840 josh@clarkisenhour.com



PROPERTY FEATURES

- 15,000 SF Warehouse
- Zoned Light Industrial- Wholesales services and Outdoor storage are permitted
- Rare warehouse location in College Station
- Located on 5 acres allowing room for yard
- · Concrete parking and circulation around the building
- · Grade level overhead doors
- Excellent access to Hwy 6
- · Landlord will consider office build out based on terms of lease
- · Lots of new commercial development and redevelopment in the immediate area
- · Available for immediate occupancy

PROPERTY FOR LEASE



Offered for Lease: Call for Rate

Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com





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AERIAL



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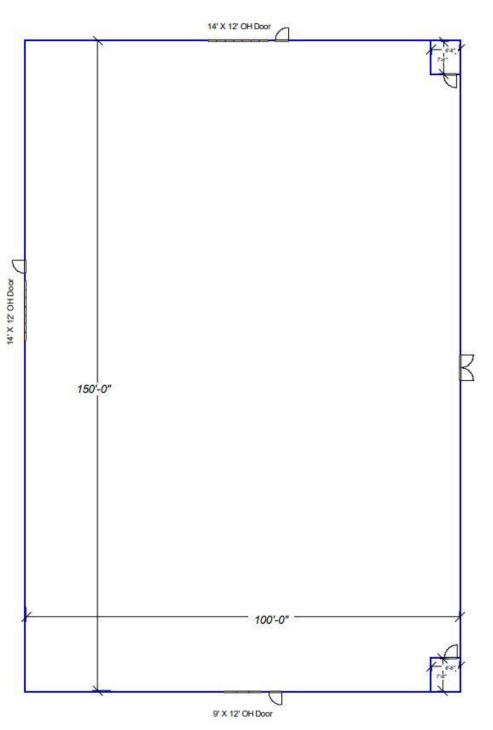


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FLOORPLAN



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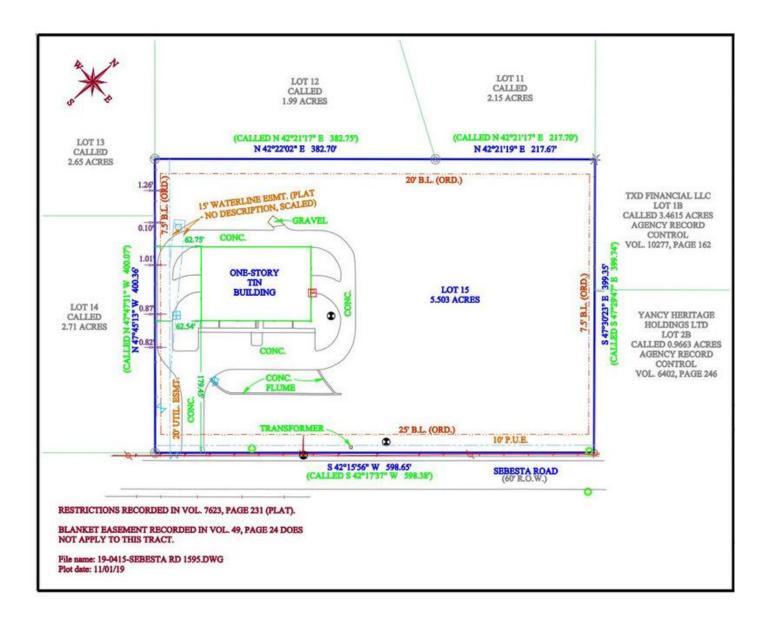


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SURVEY



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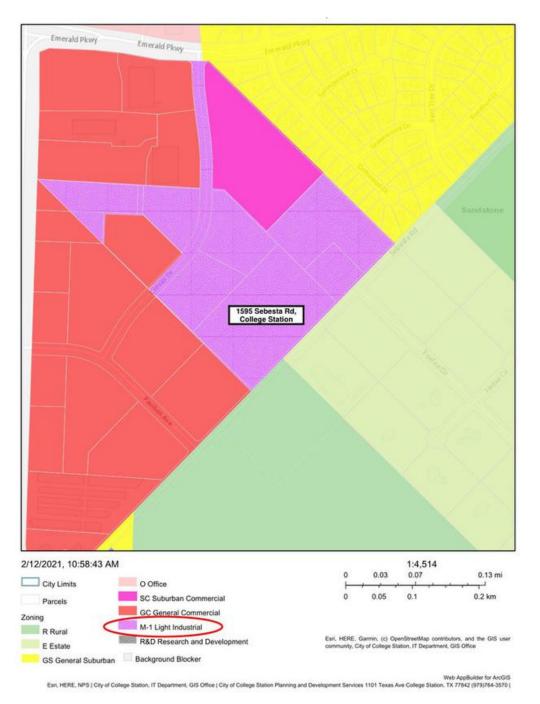


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Zone Map



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USE TABLE

USE TABLE]	Res	ide	nti	alD	listi	rict	5					No		esia stri		tial					etir stri						ign rict	
Specific Uses	R	WE	E	W R S	RS	GS	T *	D * *	M F *	M U *	M H P *	M	0	s c	wc	G C	C I	B P	B P I	C A U P	R - 1 B	R - 4 *	-	C - 3 *	M - 1	M - 2	R & D *	W P C *	N G 1 *	N G - 2 *	NG - 3 *
		K C	EY C	: P	= I litio	Perr	nitt Us	ed t e; *	y F * =	tigh Dis	nt, 1 strie	e* =	Pe	rmi Sup	ttec	l Si me	abje ntal	ct t Sta	o Sp anda	ecific rds (r	: Us efer	e S to	tand Art	dare icle	ls 5)						
														DEN	_													_			_
Assisted Living/Residen tial Care Facility													P	P		P															
Boarding and Rooming House									P			P										Р	Р								P
Extended Care Facility/Conval escent/Nursing Home									P			Р		P		Р	Р					P	Р					P			
Dormitory									P	P		P									Γ	P	P						Р	P	P
Duplex								P				P										P	P								
Fraternity/Soro rity									P													P	Р						Р	Р	P
Manufactured Home	Р *		P *								P *																				
Mixed-Use Structure									P	P		P																P	P	P	P
Multi-Family									P	P		P										P	P					C 1	P	Р	P
Multi-Family built prior to January 2002									P	P												P	Р					Р	P	P	P
Northgate High-Density Dwelling Unit																													Р	Р	P
Single-Family Detached	P	P	P	P	P	P	Р	P				P									P										Γ
Single-Unit Dwelling									P																						
Townhouse						1	P		P			P										P	P			1		î.			P

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									l	JS	51		T	7	4	B	L	E														
Two-Unit Dwelling	Γ								P																							
Live-Work Unit													P *	P *																		
			10 - 2		017		J	PUJ	BLI	С,	СГ	VIC	A	ND	IN	ST	τι	TI	ON	AL												
Educational Facility, College and University																				Р												
Educational Facility, Indoor Instruction									P	Р		P	P	P	P	P	P								Р				P	Р	P	P
Educational Facility, Outdoor Instruction	P	С	с									Р			Р	Р	Р															
Educational Facility, Primary and Secondary	P	Р	Р	Р	P	P	Р	Р	Р	Р	Р	P	Р	P	Р	Р	Р	Р	P	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Educational Facility, Tutoring									P	Р		P	P	P	P	Р	Р												P	Р	P	P
Educational Facility, Vocational/Tra de												Р	P			P	Р	P	P							Р	P					
Governmental Facilities	P *	₽ *	P *	P *	P *	P *	P *	Р *	P *	Р *	P *	P	P	P *	Р *	P	Р	P	P	Р		Р *	Р *	P *	Р	Р	Р	Р	P	Р	Р	P *
Health Care, Hospitals																P	Р															
Health Care, Medical Clinics									P	Р			P	P	P	P	Р								Р					Р	P	
Parks	P	P	P	P	P	P	P	P	P	Р	Р	P	P	P	P	P	Р	P	P		P	P	P	P	P	P	Р	P	P	P	P	P
Places of Worship	P *	P *	P *	P *	Р *	P *	P *	P *	P *	P *	P *	P	P	P	P *	P	P	P	P	P		Р *	P *	P *	Р	P	Ρ	Р	Р	Р	Р	P
				_			(CO	MN	1EI	RC	AI	., 0	FF	ICI	EA	ND	R	ET.	AII		_								_		_
Agricultural Use, Barn or Stable for Private Stock	P	Р	Р																													
Agricultural Use, Farm or Pasturage	P	P	P																													
Agricultural Use, Farm	P																															

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(F)



FOR LEASE

1595 Sebesta Road

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								C					Γ					•									
Product Processing																											
Animal Care Facility, Indoor								P	P		P	P	P	P	P	P						Р		P	P	P	
Animal Care Facility, Outdoor	Р *															P											
Art Studio/Gallery								P	P		P	P	P	Р	P							Р		P	P	P	P
Car Wash															P *												
Commercial Garden/Greenh ouse/Landscape Maint.	Р *														P *	P *	Р **	P *					P *				
Commercial Amusements								P	P		P		С	с	Р *	₽ ₩						С		P	P	P	Γ
Conference/Co nvention Center								P	Р		P	82			Р	Р								P	P	P	
Country Club	P	P	P	P	P	P					P				P	P			P						Γ		Γ
Day Care, Commercial								P	Р	C	P	P	Р	Р	Р					С	С	Р			P	P	P
Drive-in/thru window													P *		P									C		P *	
Dry Cleaners and Laundry								P	P		P *	P *	P	P *	P	P						P *		P *		P *	P *
Fraternal Lodge											P				P	P								T	P	P	P
Fuel Sales		Γ		Γ	Ī	ſ				Γ	P *				Р *	Γ						P **	Р		T	T	Γ
Funeral Homes		Γ	Ĺ	T	T	T	\square		Γ	Γ	Γ				P	P	P	Π	1				P	T	Τ	T	T
Golf Course or Driving Range	Р *										₽ *				Р #	P *											
Health Club/Sports Facility, Indoor								P	P		P		P	P	Р	Р						Р		P	P	P	P
Health Club/Sports Facility, Outdoor								Р	P *		Р				P	Р								P	P *	P	
Hotels	C ₂							P	P		P		P		P									P	P	P	
Mobile Food Court								C 4	C 4		C 4				C 4									C 4	C 4	C 4	Γ

USE TABLE

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FOR LEASE

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									U	J				H	D																
Night Club, Bar or Tavern									C	С		С				С												С	Р	Р	
Offices				Γ	Γ	Γ	Γ		P	Р		P	Р	P	Р	P	P	P	P					Ρ	Р	Ρ	Ρ	Ρ	Ρ	P	P
Parking as a Primary Use										P		P	С			Р	P											P		Р *	
Personal Service Shop									P	P		P	P	Р	P	P								Р				P	Р	Р	P
Printing/Copy Shop									P	P		P	P	P	Р	P	Р	P	P					Р				Р	Р	Р	
Radio/TV Station/Studios									P	Р		P	Р			Р	Р	Р	Р					Р	Р	Р				Р *	
Recreational Vehicle (RV) Park	C 3															C 3															
Restaurants									P	Р		P		Р *	Р *	Р								Р *				Р	Р	Р	P *
Retail Sales - Single Tenant over 50,000 SF										Р						P														P	
Retail Sales and Service									P	Р		P		Р *	Р *	Р *	₽ ₩							Р				Ρ	Р	P	Р
Retail Sales and Service - Alcohol										с		P				P *	P *							Р				с	Р	Р	
Sexually Oriented Business (SOB)	P *			Р *	P *	P **	P *	P *	P *	Р #	P *	P *	P *	P *	P *	Р *	P *	P *	P *												
Shooting Range, Indoor												P				P	P		P									P			
Theater									P	Р		Р				P												Ρ	Ρ	Ρ	Р
Retail Sales, Manufactured Homes																			P							Р *					
Storage, Self Service														P *	Р *	Р	Р		P					P *		P					
Vehicular Sales, Rental, Repair and Service																P *	P *	20	Р							P *					
Wholesales/Ser vices																₽ *	P *	Р	P						₽	Р					
2							1	ND	US	TR	IA	LA	ND	M	AN	UF	AC	TU	IRI	NG						**					

USE TABLE

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(In 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.



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Bulk Storage Tanks/Cold Storage Plant																	Р		P								Ρ					
Micro- Industrial																₽ #	Р *		Р											Р *	P *	
Industrial, Light																	Р	Р	P							P	P	Р				
Industrial, Heavy																			Р								Р					
Recycling Facility - Large																	P *		Р								Ρ					
Salvage Yard																			Р *								₽ *					
Scientific Testing/Resear ch Laboratory							l										Р	P	P							Р		P				
Storage, Outdoor - Equipment or Materials																	р	P .*	P							P	P					
Truck Stop/Freight or Trucking Terminal																			P								Р					
Utility	₽ ₩	P *	₽ #	₽ #	₽ ≉	P *	P #	P #	₽ #	P *	Р #	₽ *	Р #	Р *	₽ ₩	P *	Р #	Р #	₽ ₩	Р *	P #	P *	P *	P *	P #	Р *	₽ *	P ₩	Р *	₽ #	Р #	Р #
Warehousing/D istribution					Γ												P	с	Р							Р	Р					
Waste Services	Γ	Γ						Γ		Γ									P								Р					
Wireless Telecommunic ation Facilities - Intermediate	P #											P *	P *			P *	Р *	P *	Р		P *				P **	P *	P *	P *	P *	Р *	P *	P *
Wireless Telecommunic ation Facilities -Major	с									Р *			с			с	с	с	Р		с				с	с	P *	с				
Wireless Telecommunic ation Facilities -Unregulated	P	р	P	Р	Р	P	P	Р	Р	P	Р	Р	P	P	Р	p	Р	P	P		р	p	Р	P	Р	P	P	р		P	Р	P

USE TABLE

¹ Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

² Hotels only allowed when accessory to a Country Club development and are limited to a maximum of fifteen (15) rooms.

³ Refer to Section 6.4.Z "Recreational Vehicles Park Standards (RV Parks)" for Specific Use Standards.

4 Refer to Section 6.4. AC "Mobile Food Courts" for Specific Use Standards."

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PROPERTY PHOTOS



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOUR.	COM	(979)268-6840
Licensed Broker /Broker Firm Name or	License No.	Email		Phone
Primary Assumed Business Name				
JOHN R CLARK	358293	JOHN@CLARKISENHOUR	.COM	(979)268-6840
Designated Broker of Firm	License No.	Email		Phone
JOSH ISENHOUR	506325	JOSH@CLARKISENHOUR	COM.	(979)268-6840
Licensed Supervisor of Sales Agent/	License No.	Email		Phone
Associate				
Sales Agent/Associate's Name	License No.	Email		Phone
Buyer/Tenar	nt/Seller/Landlord Initial	s Date	-	
Regulated by the Texas Real Estate Commissi	on	Information a	vailable at	www.trec.texas.gov
				IABS 1-0 Date
Clark Isonhour RealEstate Svcs, 3928 S. College Avenue Bryan TX 77801 Ryan Lovett Produced with zioForm® by z		Phone: (979)268-6840	Fax	IABS
Ayas Laver Produced with Zip- onno by 2	splogx 18070 Fitteen Mae Koad,	Fraser, Michigan 48026 www.zipLogix.com	0	

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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.

11/2/2015