

OFFICE/WAREHOUSE

3492 US-77, Giddings, TX 78942

#### FOR LEASE



#### **PROPERTY FEATURES**

- 18,735 SF Office/Warehouse
- +/- 4.28 Acre fenced yard
- Drive thru warehouse
- Dock high bay with leveler
- Located on Hwy 77, between Hwy 21 & Giddings
- Offered for Lease: \$7,500/MO NNN



CCIM VALLEY

Clark Isenhour Real Estate Services, LLC

3828 S College Ave

Bryan, Texas 77801

For more information, please contact: Vance Goss 979.268.6840

#### vance@clarkisenhour.com



**FOR LEASE** 

# Aerfal



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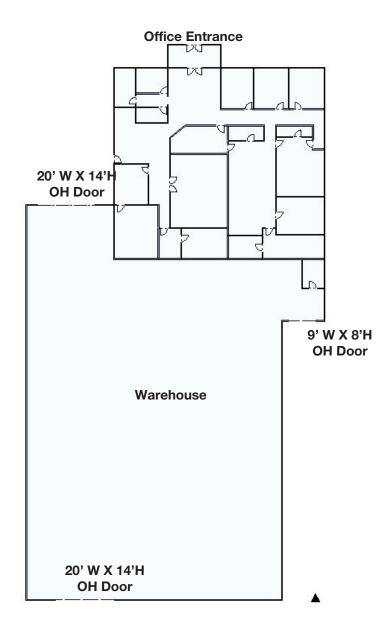


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# Floor Plan



For more information, please contact: Vance Goss 979.268.6840 vance@clarkisenhour.com 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.



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# Property Photos









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Recreatives Research Clark Isenhour Real Estate Services, LLC

3828 S College Ave

Bryan, Texas 77801

			11/2/2015
Informa	ation About 1	Brokerage Services	
Texas law requires all	real estate licensee	es to give the following information abo yers, tenants, sellers and landlords.	ut
TYPES OF REAL ESTATE LICENSE HOLDERS: • A BROKER is responsible for all brokerage ac	ctivities, including acts	performed by sales agents sponsored by the	broker
<ul> <li>A SALES AGENT must be sponsored by a br</li> </ul>	oker and works with cl	ients on behalf of the broker.	
<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY</li> <li>Put the interests of the client above all others,</li> </ul>			):
<ul> <li>Inform the client of any material information at</li> </ul>	out the property or tra	nsaction received by the broker;	
<ul> <li>Answer the client's questions and present any</li> <li>Treat all parties to a real estate transaction ho</li> </ul>	offer to or counter-offe nestly and fairly.	er from the client; and	
A LICENSE HOLDER CAN REPRESENT A PART	Y IN A REAL ESTAT	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD usually in a written listing to sell or property r	): The broker become	es the property owner's agent through an agent. An owner's agent must perform the	preement with the owner,
above and must inform the owner of any m information disclosed to the agent or subagent by t	aterial information al	pout the property or transaction known	by the agent, including
AS AGENT FOR BUYER/TENANT: The broker	becomes the buyer/te	nant's agent by agreeing to represent the	buyer, usually through a
written representation agreement. A buyer's age material information about the property or transa seller's agent.			
AS AGENT FOR BOTH - INTERMEDIARY: TO	act as an intermo	liany hetween the nartice the broker mus	first obtain the written
agreement of each party to the transaction. Th	e written agreement	must state who will pay the broker and.	in conspicuous bold or
underlined print, set forth the broker's obligations as	s an intermediary. A br	oker who acts as an intermediary:	in conspicação sola er
<ul> <li>Must treat all parties to the transaction impartie</li> </ul>			
<ul> <li>May, with the parties' written consent, app hundred to consent, app</li> </ul>	point a different licer		
		se holder associated with the broker to	each party (owner and
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For more information, please contact: Vance Goss 979.268.6840

#### vance@clarkisenhour.com