



## PROPERTY FEATURES

- Office/Warehouse park off Highway 21 in Bryan
- Conveniently located across from Coulter Air Field with quick access to SH-21 and SH-6
- Property located outside city limits
- All spaces are 18-wheeler accessible
- Suite sizes offered: 1,250 SF
- Contiguous suites can be combined

### UNITS FOR LEASE

#### Suite I

Size: 1,250 SF

Price: \$750/MO

Includes one office, one restroom, and warehouse space with 10' x 14' overhead door in front and 8' X 8' overhead door in rear.





**FOR LEASE**  
**FOURWINDS INDUSTRIAL PARK**  
6240 FOURWINDS DR.  
BRYAN, TEXAS 77808

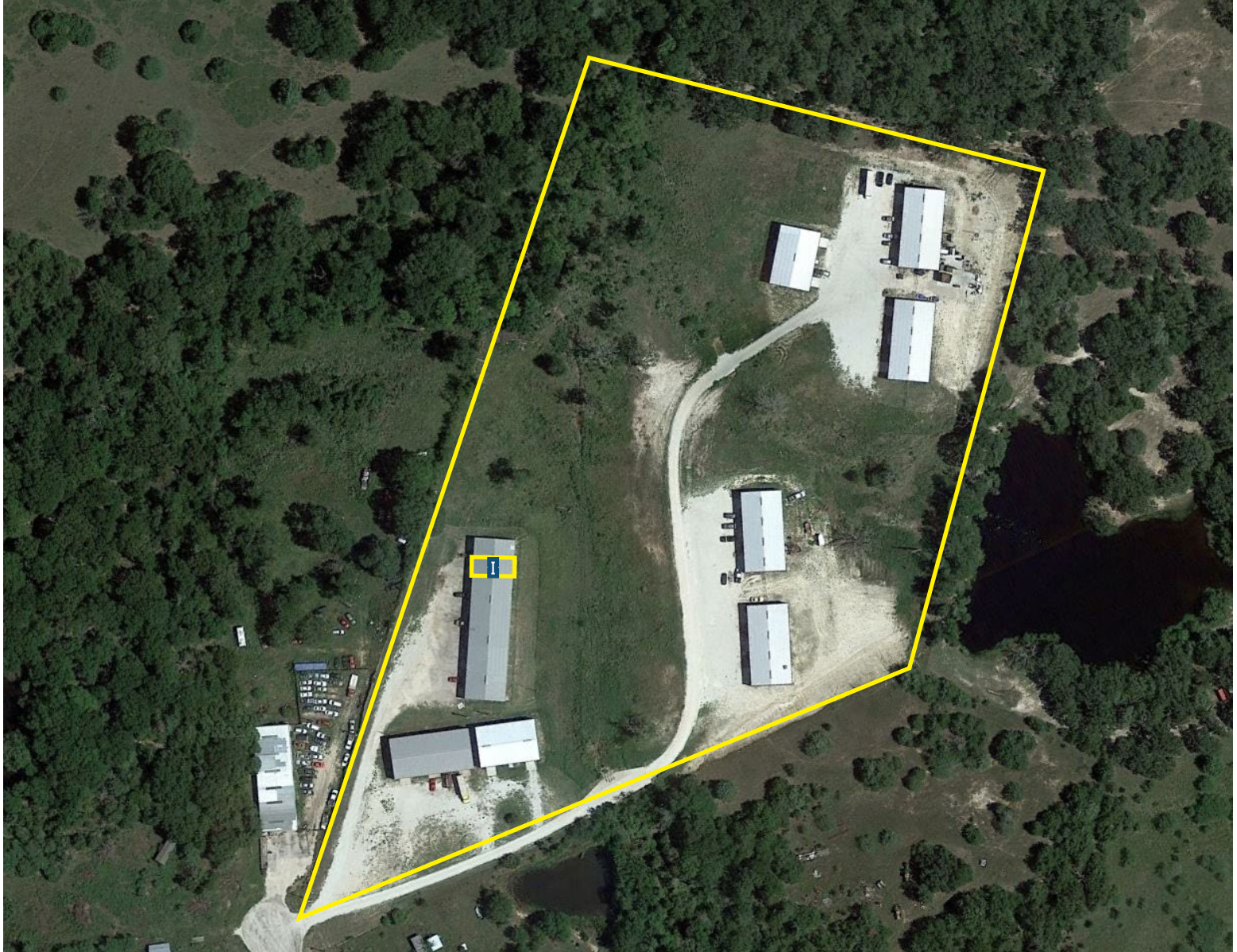
For more information, please contact:

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**AERIAL**







## PROPERTY PHOTOS





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