

BRYAN, TEXAS 77808

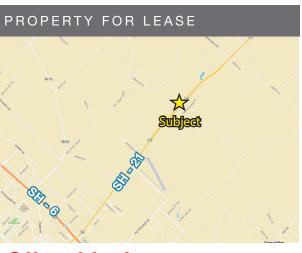
For more information, please contact:

Vance Goss 979.268.6840 vance@clarkisenhour.com



### **PROPERTY FEATURES**

- 9,450 SF Office/Warehouse on Hwy 21 E
- Outside of city limits
- 3/4 Acre stabilized yard, more available if needed
- New construction
- Heavy duty concrete drive & aprons
- 7,875 SF Warehouse
- 1,575 SF Office
- Building to be spray foam insulated



**Offered for Lease:** \$8,500/MO Industrial Gross

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



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## PROPERTY PHOTOS





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# AERIAL



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1=1			Brokerage Services	
			es to give the following information abo yers, tenants, sellers and landlords.	ut
	for all brokerage activi		performed by sales agents sponsored by the lients on behalf of the broker.	broker.
<ul> <li>Put the interests of the client</li> </ul>	nt above all others, inc terial information abou ns and present any off	cluding the broker's t the property or tra fer to or counter-off	insaction received by the broker;	):
A LICENSE HOLDER CAN RE	PRESENT A PARTY I	N A REAL ESTAT	E TRANSACTION:	
usually in a written listing to	sell or property man owner of any mate	nagement agreemerial information a	es the property owner's agent through an agent. An owner's agent must perform the bout the property or transaction known ent.	broker's minimum duties
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