

**Boundary lines are approx.*

FOR LEASE
15,000 SF
\$21,500/MO NNN

1113
Innovation
Dr

Bryan, TX 77808

**CLARK
ISENHOUR**
Real Estate Services, LLC



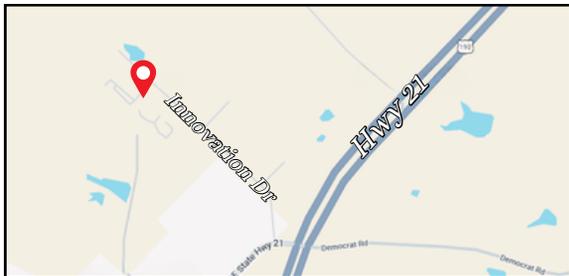
*Josh Isenhour
Sam Solcher
Blake Baumann*



OVERVIEW



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PROPERTY HIGHLIGHTS

- 15,000 SF Industrial Facility situated on 3.54 acres with ample room for operations, storage, or expansion.
- Fenced yard area providing secure outdoor storage and space for equipment, vehicles, or materials.
- Located in Kurten Business Park just outside the city limits, offering flexible use and fewer regulatory constraints.
- Ideal for heavy power users, with substantial electrical capacity to support manufacturing, processing, or high-demand equipment.
- Functional industrial site layout with generous land-to-building ratio suitable for a variety of industrial or service-based operations.

POWER DETAILS

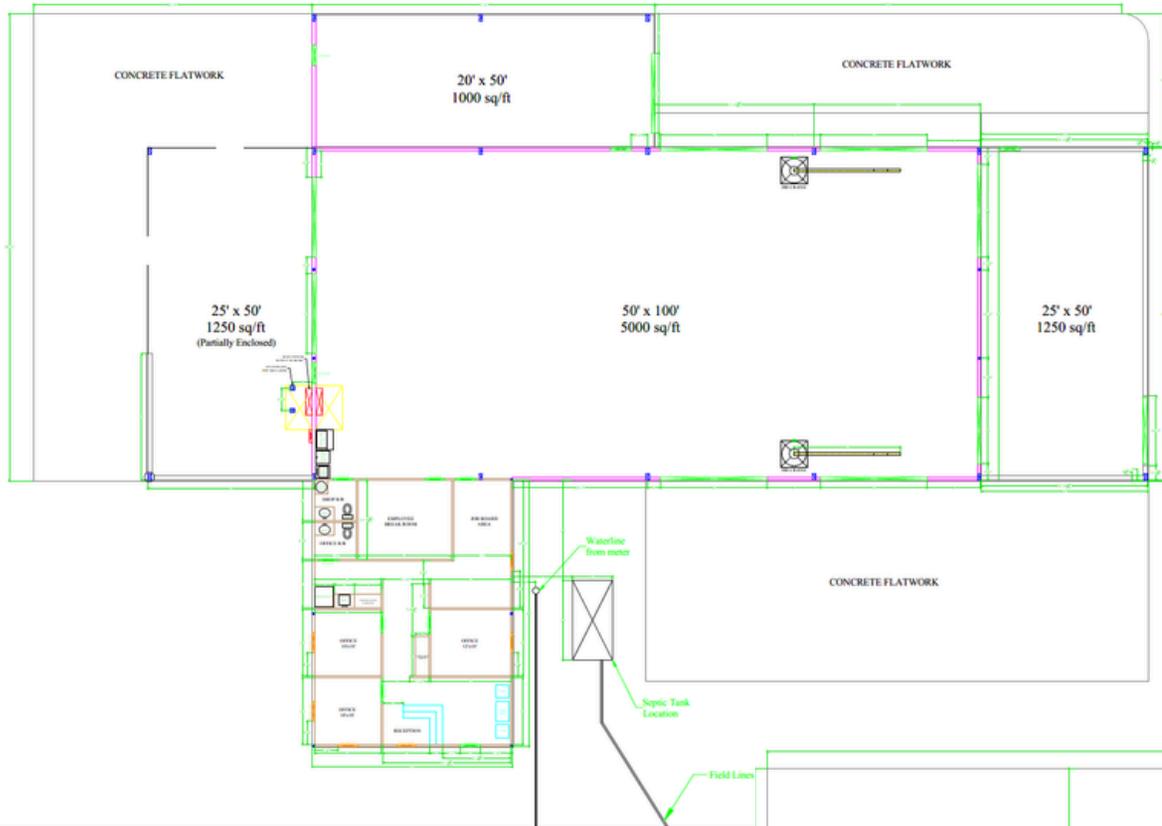
Building #1:

- Main Power supply - 1200 amps, 3 Phase 208V transformer metered on transformer.
- (2) 600 amp, 110/208V primary panels
- (3) 200 amp, 110/208V sub panels
- (1) in 1000 sq ft bay (dwg north)
- (1) in 1250 sq ft bay (dwg east)
- (1) in 1250 sq ft partially covered bay (dwg west)

Building #2:

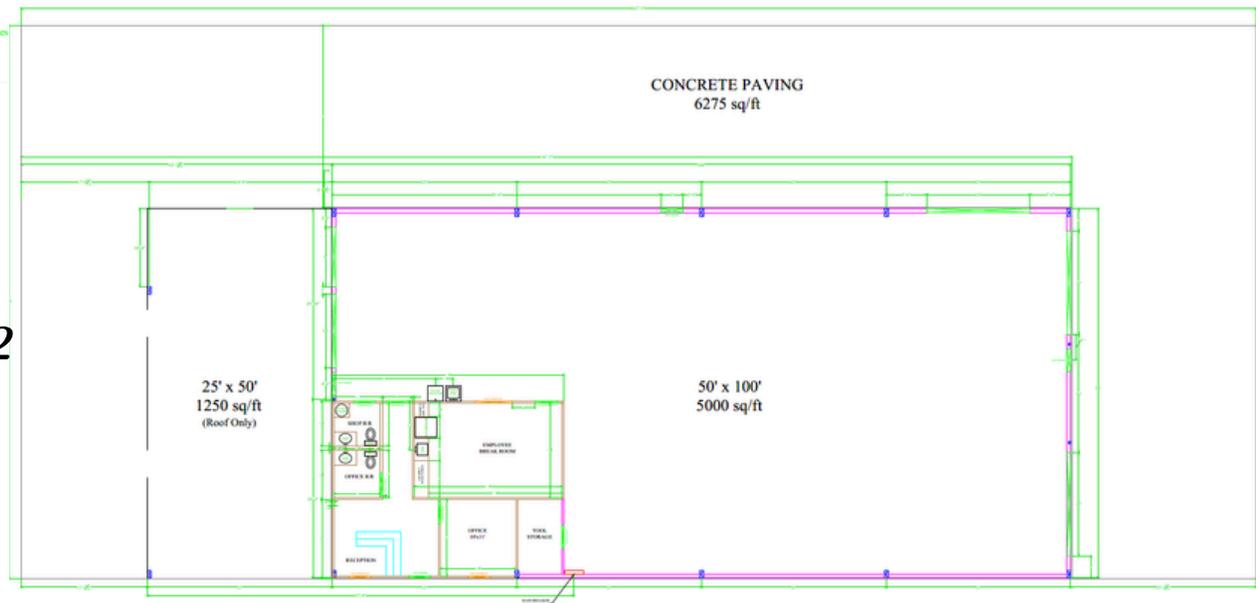
- Main Power supply - 420 amps, 3 Phase 480V transformer
- (1) 400 amp, 480V primary panel
- (1) 100kVa 480V to 220V step down transformer
- (2) 200 amp, 110/220V sub panels
- (1) 250 amp, 480V sub panel

FLOORPLAN

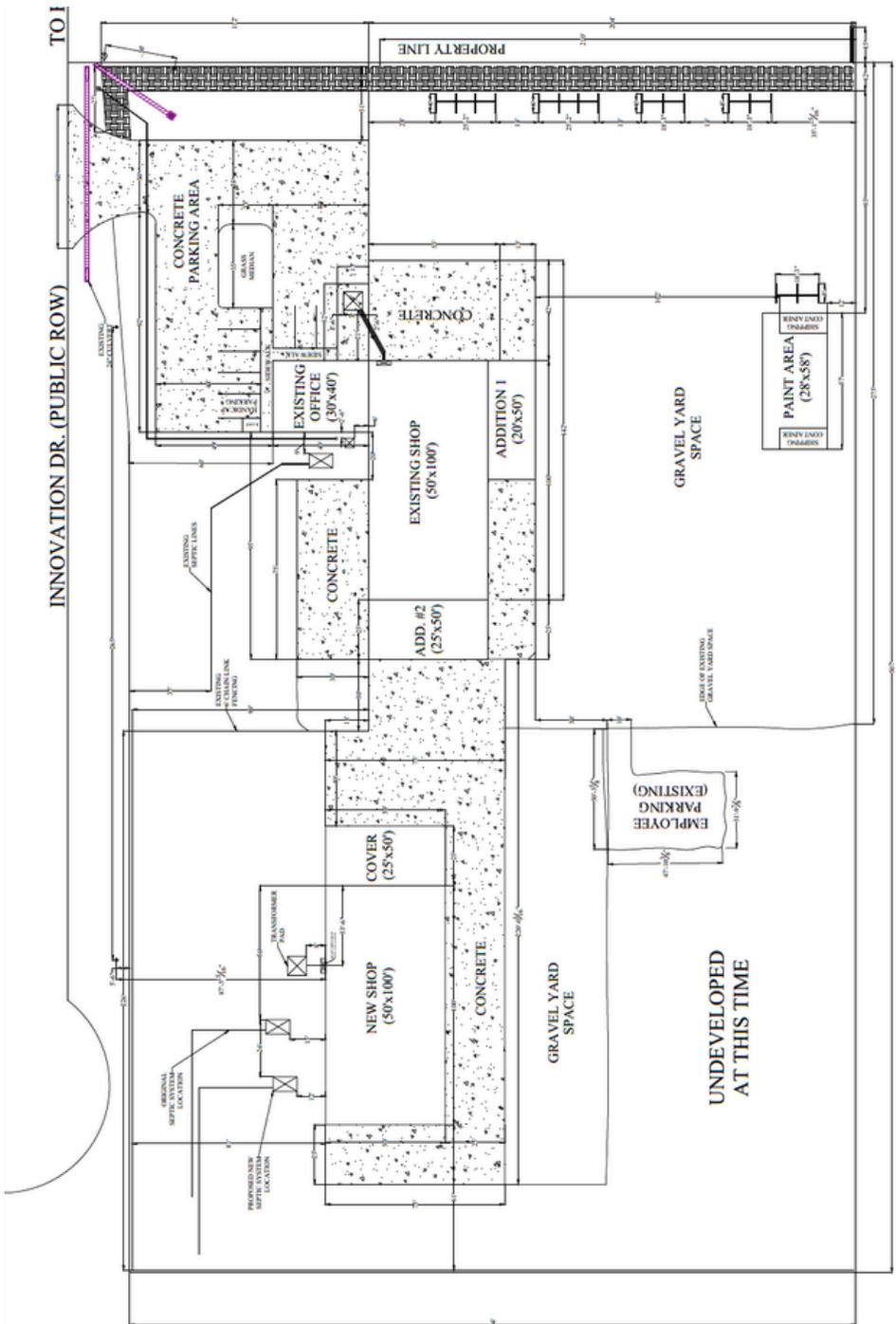


BUILDING 1

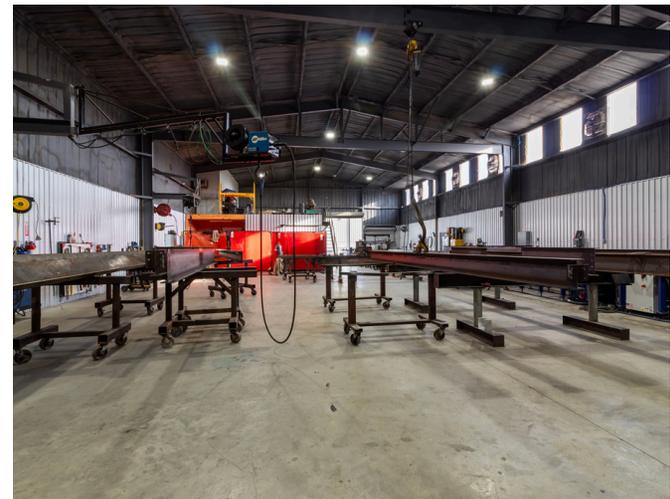
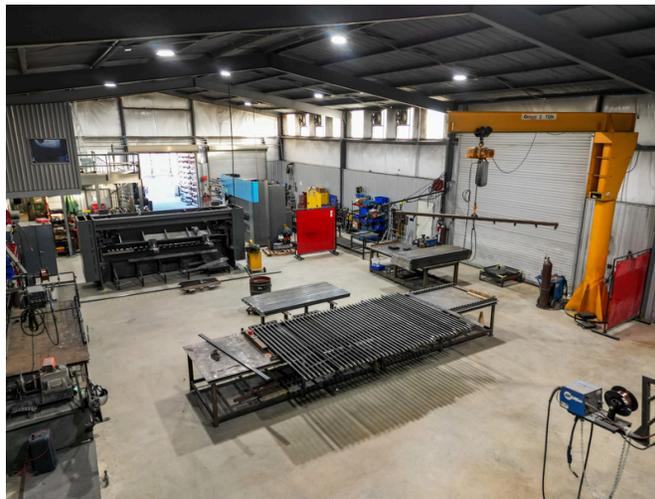
BUILDING 2



AERIAL/SITE PLAN









*For more information
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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Solcher	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

