



- Flex property in South College Station
- Great location on Pinon Drive, just North of Rock Prairie Road and Highway 6 intersection
- 9,000 SF Building - approximately 70% office/lab finish-out with the remainder storage
- Building sits on 1.07 acres with a rear fenced yard and 29 parking spaces
- Current Tenant, TDI-Brooks International, is relocating to their recently constructed corporate campus
- TDI-Brooks Lease runs through March 31, 2013. Property shown by appointment only.
- Offered For Sale: \$499,500
- Offered For Lease: \$0.70 PSF/Month Gross



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.



Office/Warehouse

1902 Pinon Drive

College Station, Texas 77845

