

FOR SALE OR LEASE
2220 N Earl Rudder Frwy
BRYAN, TEXAS 77808

For more information, please contact:
Josh Isenhour
979.268.6840
josh@clarkisenhour.com

Jim Hazard
469.608.8406
jim.hazard@esrp.com



PROPERTY FEATURES

- Best trucking facility on the market!
- Excellent visibility and access from SH-6!
- 6,400 SF Office/Shop/Warehouse on +/- 2.3 acres
- Securely fenced concrete yard with ample parking
- Manager's office located in front
- 5 pull through bays with 14' x 16' OH doors (one wash bay)
- Warehouse is insulated, heated, and plumbed for air
- Attached two bay pull through awning measuring an additional approximate 2,000 SF
- Excellent circulation around the building
- 3-Phase power available
- Property Deed restricted not to compete with Penske Truck Leasing



Offered for Sale:
\$585,000

Offered for Lease:
\$6,250/MO
Industrial Gross

FOR SALE OR LEASE
2220 N Earl Rudder Frwy
BRYAN, TEXAS 77808

For more information, please contact:

Josh Isenhour
979.268.6840
josh@clarkisenhour.com

Jim Hazard
469.608.8406
jim.hazard@esrp.com

PROPERTY PHOTOS



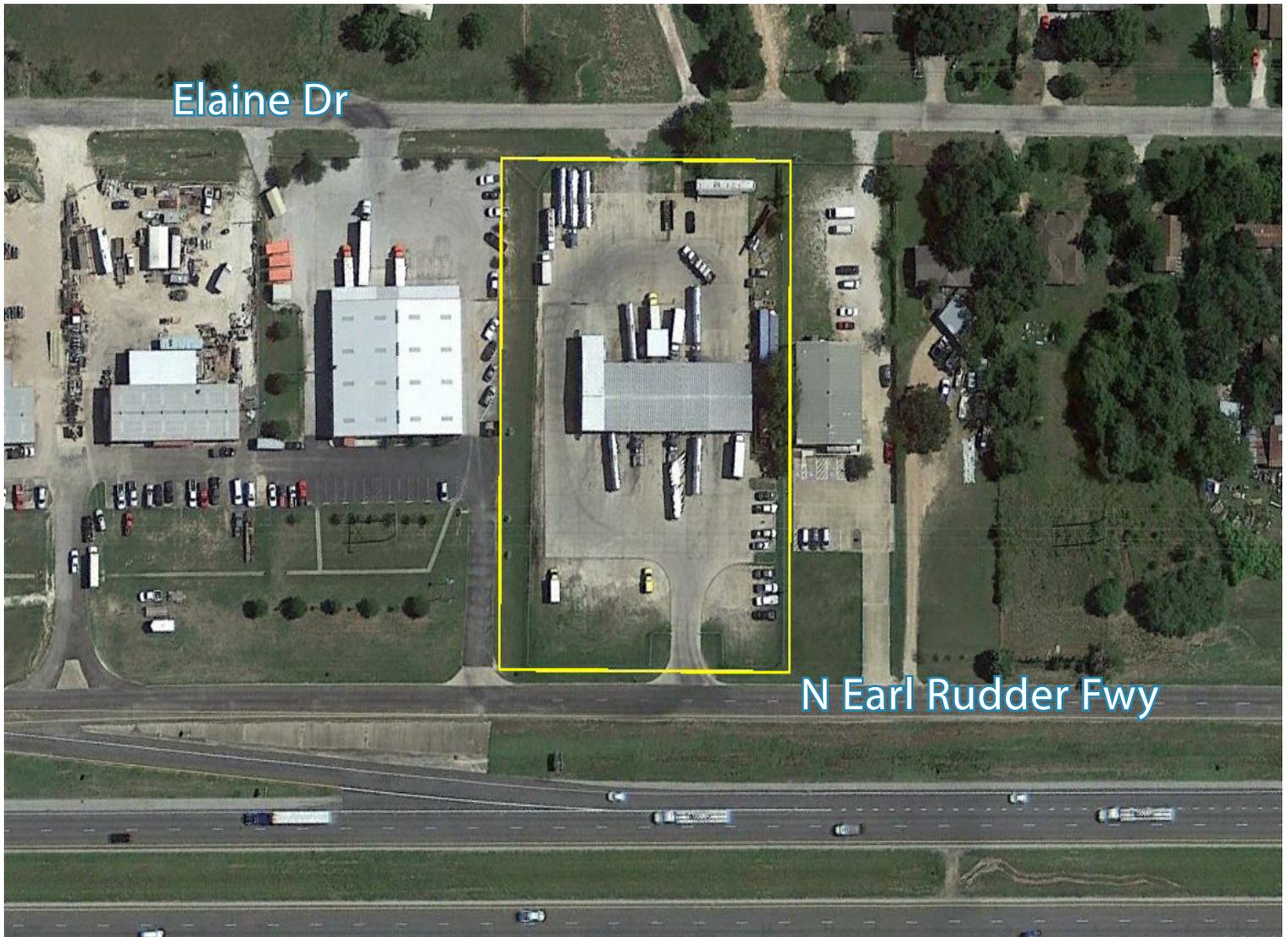
FOR SALE OR LEASE
2220 N Earl Rudder Frwy
BRYAN, TEXAS 77808

For more information, please contact:

Josh Isenhour
979.268.6840
josh@clarkisenhour.com

Jim Hazard
469.608.8406
jim.hazard@esrp.com

AERIAL



FOR SALE OR LEASE
2220 N Earl Rudder Frwy
BRYAN, TEXAS 77808

For more information, please contact:
Josh Isenhour
979.268.6840
josh@clarkisenhour.com

Jim Hazard
469.608.8406
jim.hazard@esrp.com

AERIAL



