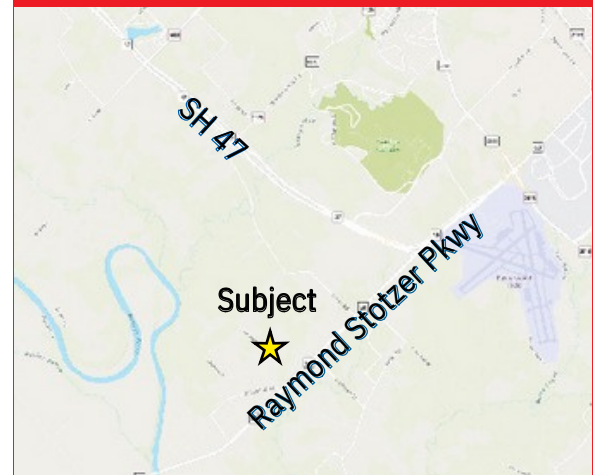




## PROPERTY FEATURES

- New Office/Warehouse in Aggieland Business Park with close proximity to Texas A&M University and College Station!
- Easy access to Hwy 60 and Harvey Mitchell Parkway
- Two Suites at 2,250 SF (can be combined for 4,500 SF)
  - » Office 350 SF - office, reception & bathroom
  - » Warehouse 1,950 SF
- One 12' X 14' OH door
- 16' Eave Height

### OFFICE/WAREHOUSE FOR LEASE



Offered for Lease:

Suite 1 : \$2,250/mo

Suite 2 : \$2,250/mo

Modified Gross

Available September 1, 2022

**AERIAL**

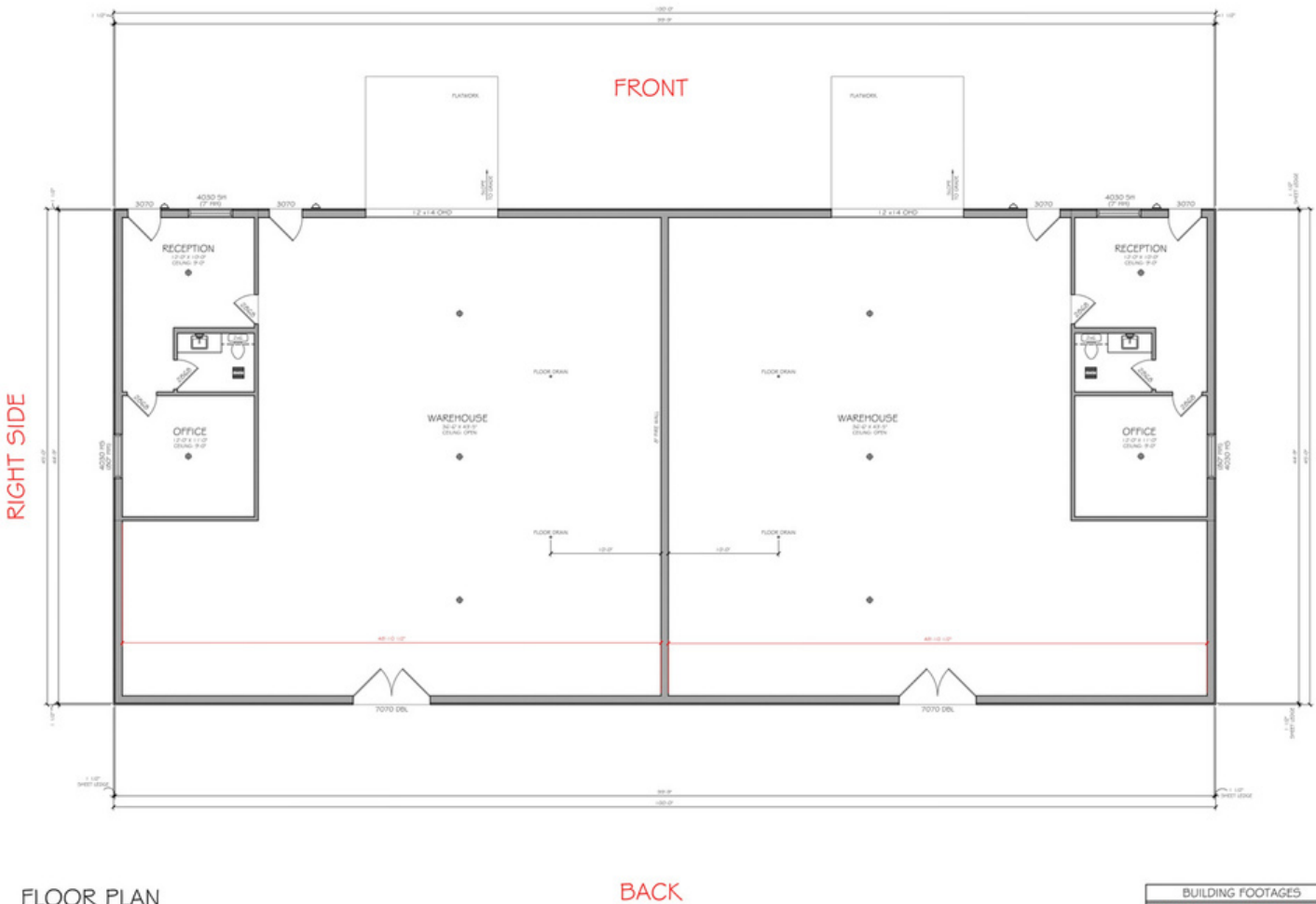




**AERIAL**



**FLOOR PLAN**



01 FLOOR PLAN  
REFERENCE: 01A-1.1 SCALE: 1/4" = 1'-0"

BACK

BUILDING FOOTAGES	
HEATED:	371.3 SQ.FT. PER SIDE
SLAB AREA:	4,500.0 SQ.FT.

THIS OFFICE IS NOT AN ENGINEERING DRAWING AND NOT AN ARCHITECTURAL DRAWING. IT IS A CONCEPTUAL DRAWING. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE STRUCTURAL, MECHANICAL, AND ELECTRICAL ASPECTS OF ANY PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY PROJECT.

**HAVEN DESIGN**  
3000 HWY. G, S  
SUITE 108-1  
COLLEGE STATION,  
TEXAS 77845  
TEL: 979-693-2101  
CELL: 979-229-0441

ALAM WAREHOUSE 2

FLOOR PLAN

Drawn by: bho

Scale: 1/4" = 1'-0"

Job Number: CL-22-020  
24Feb2022

Sheet Number: A-1.1

