



PROPERTY FEATURES

- Office/Warehouse complex centrally located just outside city limits with easy access to the entire Bryan/College Station market
- Insulated and vented warehouse with 16' eave height and 12' overhead doors in rear
- Security fenced, paved yards behind each suite
- All spaces 18-wheeler accessible via paved driveways
- Suddenlink and Frontier services available
- Each suite has access to 3-Phase power
- Contiguous suites may be combined

SUITES FOR LEASE

Suites 110-112

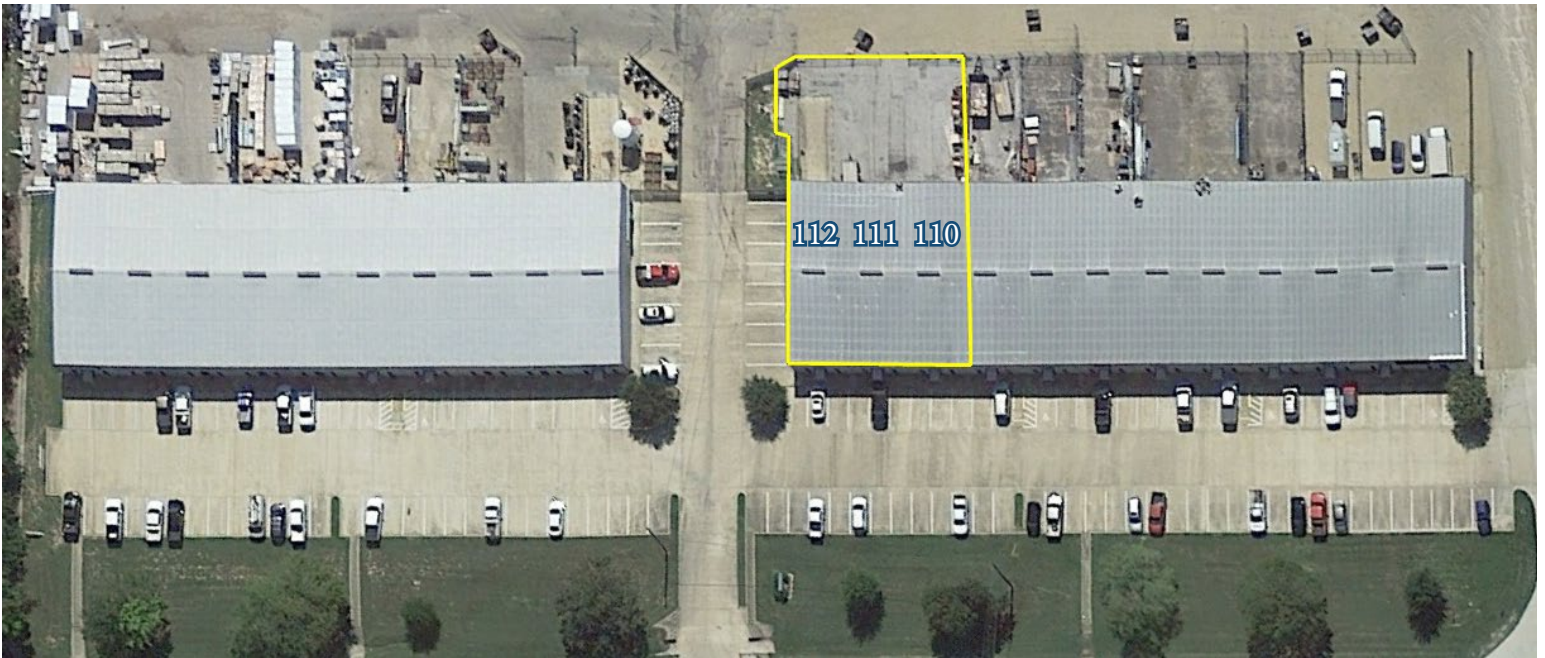
Size: 6,000 SF

Price: \$5,100/Mo Mod. Gross

Office (approx. 2,000 SF) includes 6 private offices, receptionist office, conference room, break area, file room, and restroom.

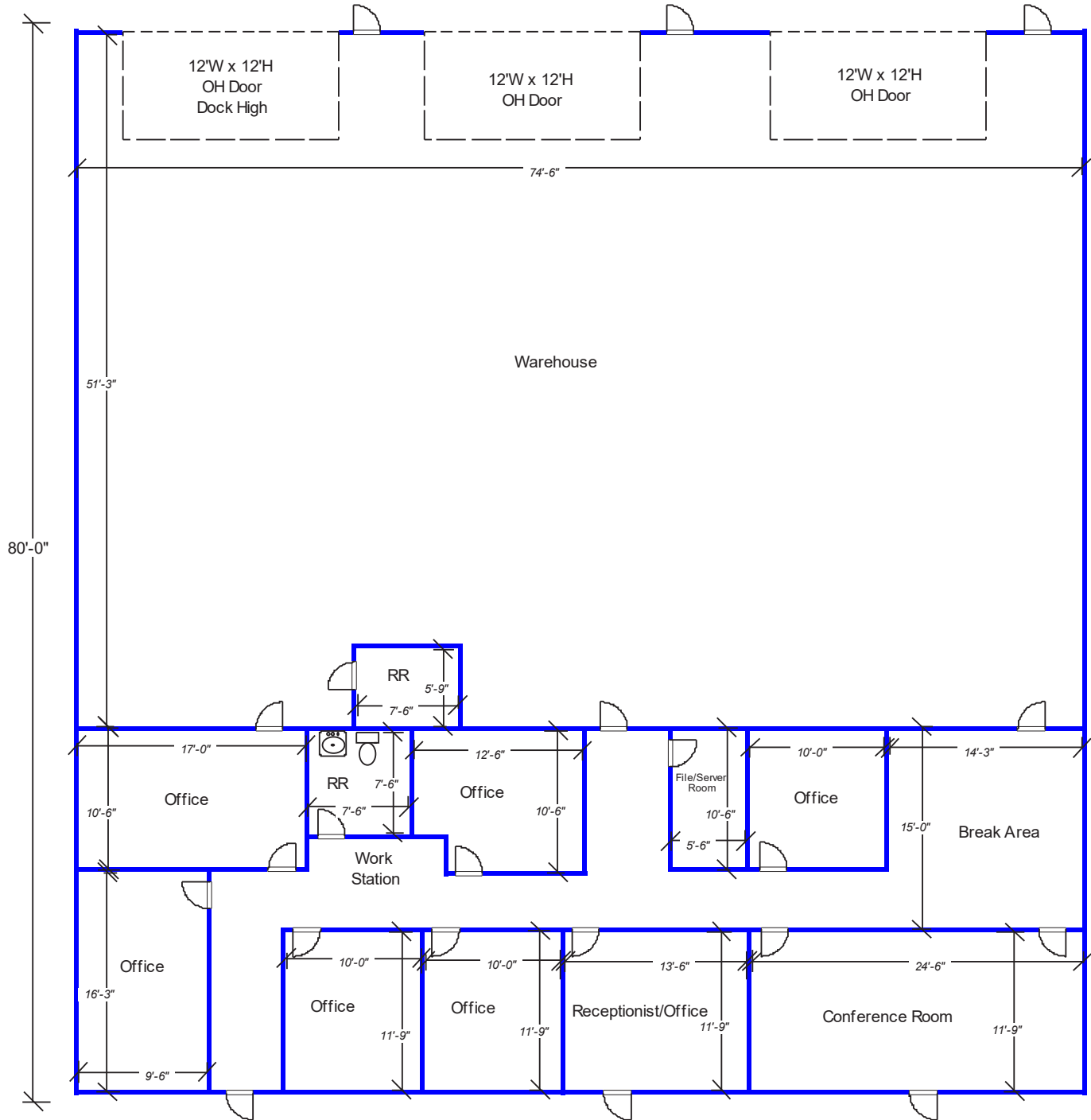
Warehouse (approx. 4,000 SF) includes three 12' x 12' overhead doors, two grade level and one dock high, and a shop restroom.

SITE PLAN



All borders are approximate.

110-112 FLOOR PLAN



All measurements are approximate

AERIAL



