

FOR LEASE Calamity Creek

4252 SH-6 COLLEGE STATION, TEXAS 77845

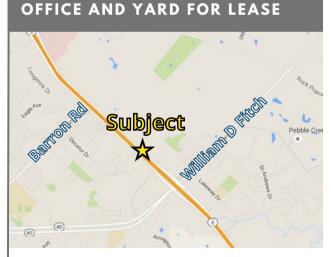
For more information, please contact:

Scott Lovett 979.224.3721 scott@clarkisenhour.com



PROPERTY FEATURES

- **Great location!** A unique opportunity to lease a flexible use office/storage/yard space located in the high-growth South College Station market
- Zoned M-2 "Light Industrial"
- Excellent access from Highway 6
- 1,200 SF Office building with 3 large private offices, reception area, conference room, full bath, and breakroom; office is available as furnished or unfurnished
- Three 40' "high-cube" shipping containers available for exclusive use by tenant; very clean units with storage shelving; concrete drive access with security lighting
- Up to 1.5 acres yard storage space available; possible expansion of yard space up to 5 acres



Lease Rates:

- 1,200 SF Office Bldg with 3 **\$3,000/MO MG** containers and yard space
- Individual Office with 1 \$1,250/MO MG container

Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner



FOR LEASE Calamity Creek

4252 SH-6 COLLEGE STATION, TEXAS 77845

For more information, please contact:

Scott Lovett 979.224.3721 scott@clarkisenhour.com

PROPERTY PHOTOS



Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com

\$



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner



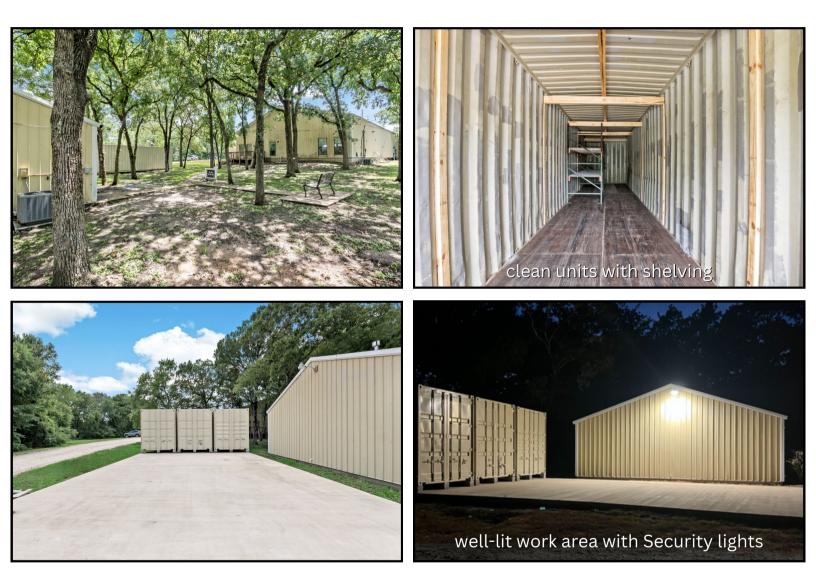
FOR LEASE Calamity Creek

4252 SH-6 COLLEGE STATION, TEXAS 77845

For more information, please contact:

Scott Lovett 979.224.3721 scott@clarkisenhour.com

PROPERTY PHOTOS



Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com

3



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner



FOR LEASE

Calamity Creek

4252 SH-6 COLLEGE STATION, TEXAS 77845

Scott Lovett 979.224.3721 scott@clarkisenhour.com



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.



TYPES OF REAL ESTATE LICENSE HOLDERS:

BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. **DA 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):

IPut 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; DAnswer the client's questions and present any offer to or counter-offer from the client; and ITreat 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.

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.

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: IMust treat all parties to the transaction impartially and fairly;

IMay, 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. IMust not, unless specifically authorized in writing to do so by the party, disclose:

o that the owner will accept a price less than the written asking price;

o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and o 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. IWho 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.

License No.	Email	Phone
506325	josh@clarkisenhour.com	9792686840
License No.	Email	Phone
License No.	Email	Phone
657747	scott@clarkisenhour.com	9792243721
License No.	Email	Phone
	506325 License No. License No. 657747	506325josh@clarkisenhour.comLicense No.EmailLicense No.Email657747scott@clarkisenhour.com

Buyer/Tenant/Seller/Landlord Initials

Date

Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com

