



**TRANSWESTERN  
 BUSINESS PARK**

4316 FM 2218  
 ROSENBERG, FORT BEND COUNTY, TX

*6000 - 9000-SF free-standing steel and glass office/warehouse  
 on 38,717-SF stabilized site. Drive-through capability.  
 Completion in 90 days*



- ◆ 6000 - 9000-SF metal and glass building to resemble existing buildings in park, as pictured
- ◆ 38,717-SF stabilized site
- ◆ 18-wheeler access
- ◆ Grade-level or dock-high
- ◆ 3-phase power available
- ◆ Stabilized
- ◆ Fenced
- ◆ FM 2218/US 59 exit is 5 miles from Grand Parkway
- ◆ 1.5 miles south of US 59
- ◆ Last remaining BTS site in business park
- ◆ Existing 5000-SF building fronting FM 2218 also available for lease

Bud Friedman, CCIM  
 281 242-2200  
 bud@fbre.net

Kelly Ferguson, CCIM  
 281 242-1261  
 kelly@fbre.net

**FB** 8410 Highway 90A - Suite 120  
**RE** Sugar Land, Texas 77478  
 281 242-2200  
 www.fbre.net