



7000-SF Freestanding Office/Warehouse on 0.89 Acre

PROPERTY OVERVIEW

- 7000-SF glass and steel building,
- 1922 SF office / 5078 SF warehouse
- Freestanding on 0.89-acre parcel
- Constructed in 2015
- Fenced and paved/stabilized
- 22' Eave height; Clear-span, Insulated warehouse
- 3-phase power available
- Three 12' x 14' grade-level overhead doors
- 18-wheeler access; 101' truck apron

SITE LOCATION OVERVIEW

- FBRE Business Park consists of four buildings on a 4+-acre site
- 1 ½ miles south of I-69/US 59
- FM 2218/I-69 exit is 5 miles from Grand Parkway, just west of Brazos Town Center
- Quiet, secure business park setting with excellent freeway access
- Excellent access from FM 2218 to I-69/US 59 and SH 36

LEASING INFORMATION

- Available immediately
- Flexible rent structure. Call for pricing.

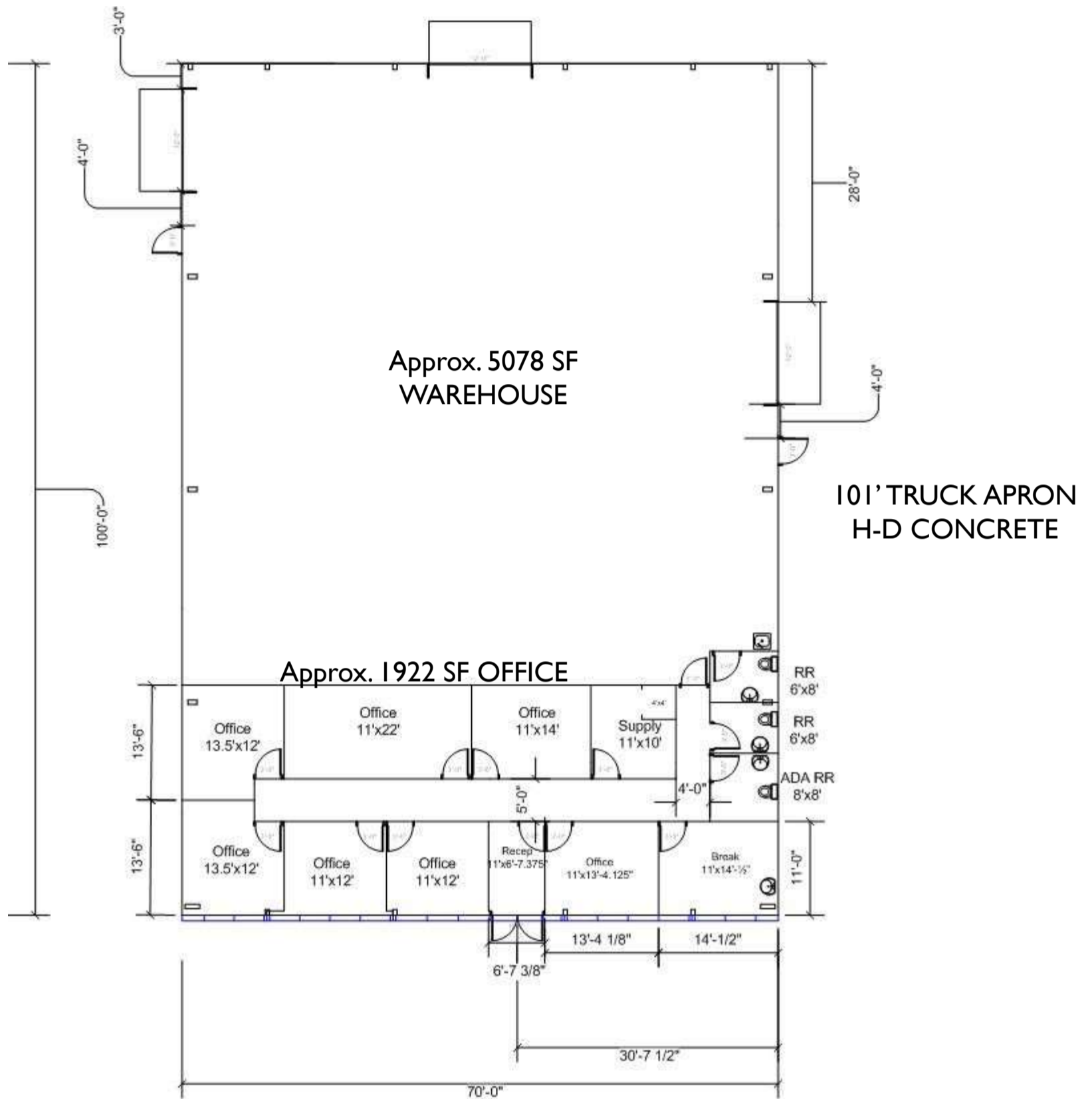
FOR INFORMATION, CONTACT:



Bud Friedman, CCIM
 281 242-1498
bud@fbre.net

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

www.fbre.net
 8410 Highway 90A, Suite 120
 Sugar Land, Texas 77478



Bud Friedman, CCIM
 281 242-2200
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