

FRAZIER COMMERCE PARK

CONROE, TEXAS

FOR LEASE OR SALE



82,000 SF

- PROPOSED DISTRIBUTION BUILDING
- OFFICE BUILT TO SUIT
- QUADRUPLE FREEPORT TAX EXEMPTION
- 28' CLEAR HEIGHT
- ESFR SPRINKLER SYSTEM
- 14 DOCK-HIGH LOADING DOORS
- 2 RAMPS WITH 12'W X 14'H DOORS
- 130' TRUCK APRON
- OUTSIDE STORAGE AVAILABLE
- OUTSIDE 100 & 500 YEAR FLOODPLAINS (NO HARVEY FLOODING)
- CONVENIENT ACCESS TO I-45
- ON/OFF RAMPS IN BOTH DIRECTIONS



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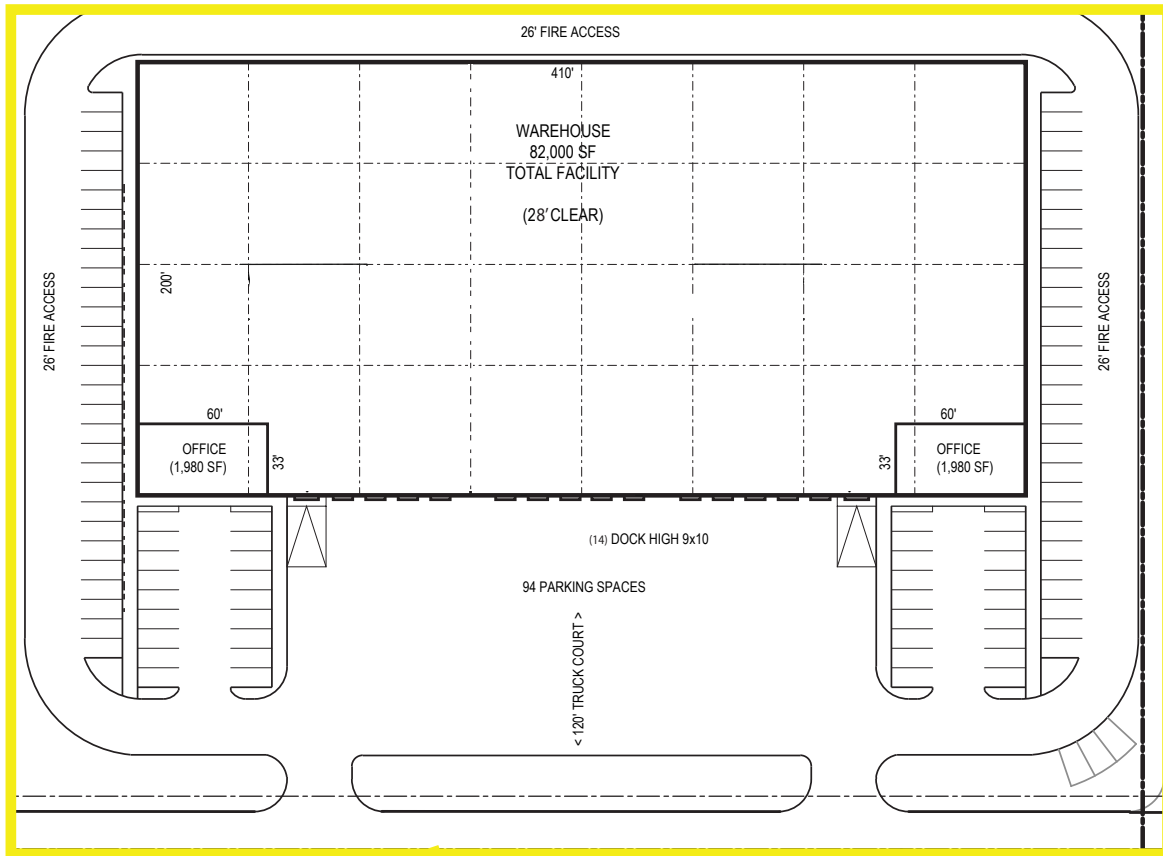
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The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without written notice.

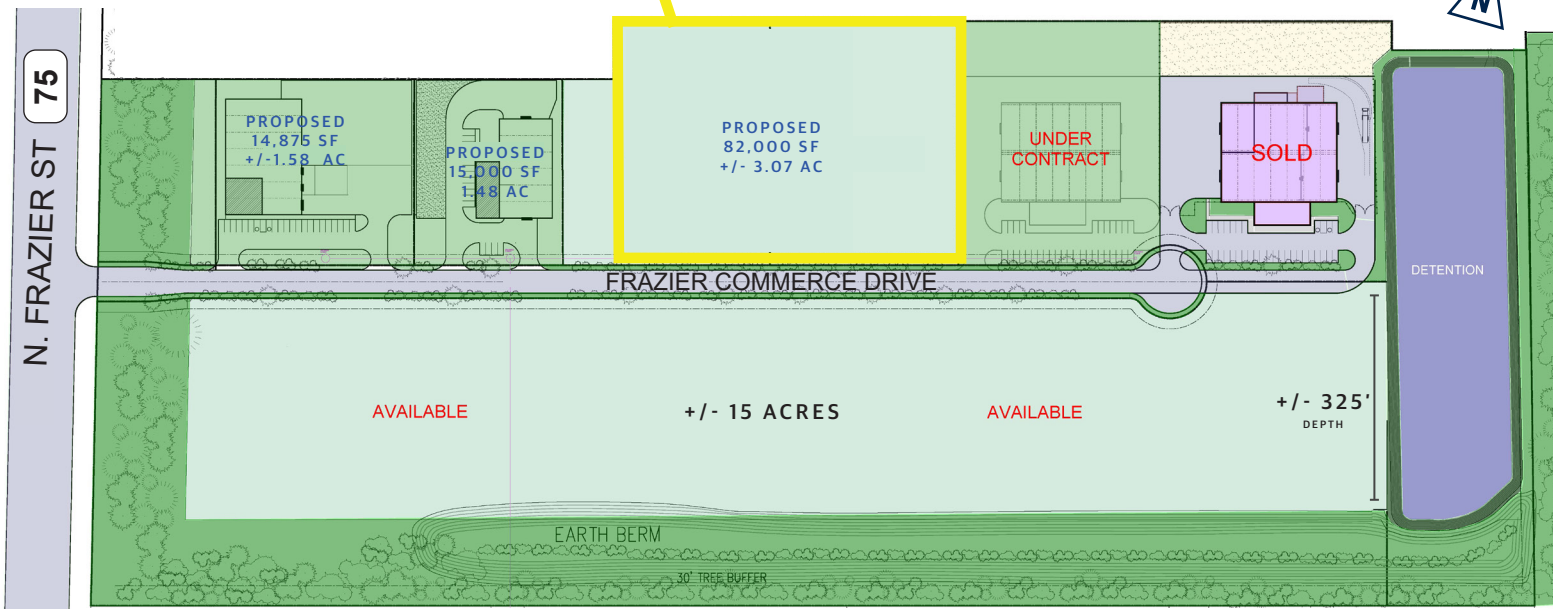
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FOR SALE OR LEASE

82,000 SF PROPOSED BUILDING



41 ACRE MASTER PLANNED DEED RESTRICTED PARK



* INTERNAL LOT LINES AND DEPICTIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND SUBJECT TO CHANGE. NOT TO SCALE.

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