



# For Sale or Lease

**±15,000 s.f. crane ready building**

## Site features:

- **Size:** ±15,000 s.f. building (100' x 150') on ±1.75 acres of land which offers outside storage
- Building designed with expansion capabilities
- **Office:** ±1,500 s.f. (expandable)
- **Crane ready:** 10-ton with 20' hook height
- **Construction type:** Metallic construction/brick facade office
- **Slab:** 6"
- **Clear height:** 28'
- **Truck apron:** ±100'
- **Span:** 2 - 50' clear span bays
- **Loading:** Grade level (truck well or ramp possible)
- **Doors:** Three (3) 12' x 14' overhead doors
- **Power:** 3 phase, 480 volt, 600 amp
- **Lighting:** T-5 lighting
- **Parking:** 16 spaces with room for more
- **Build to suits available - Over ±17.76 acres remaining**
- **Park offers visibility from Highway 288, offers easy ingress/egress and frontage on three (3) streets**
- **Average daily traffic volume:** 22,000 vehicles per day
- **Lease rate:** \$0.80/s.f. NNN
- **Sale price:** \$1,500,000.00

**Angleton 288 Industrial Park**  
**Highway 288 & County Rd 341**  
**1830 CR 341, Angleton, TX 77515**

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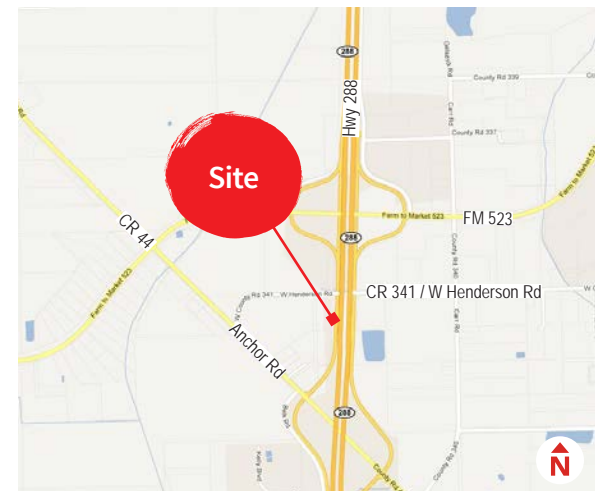
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Angleton 288 Industrial Park | Angleton, TX 77515

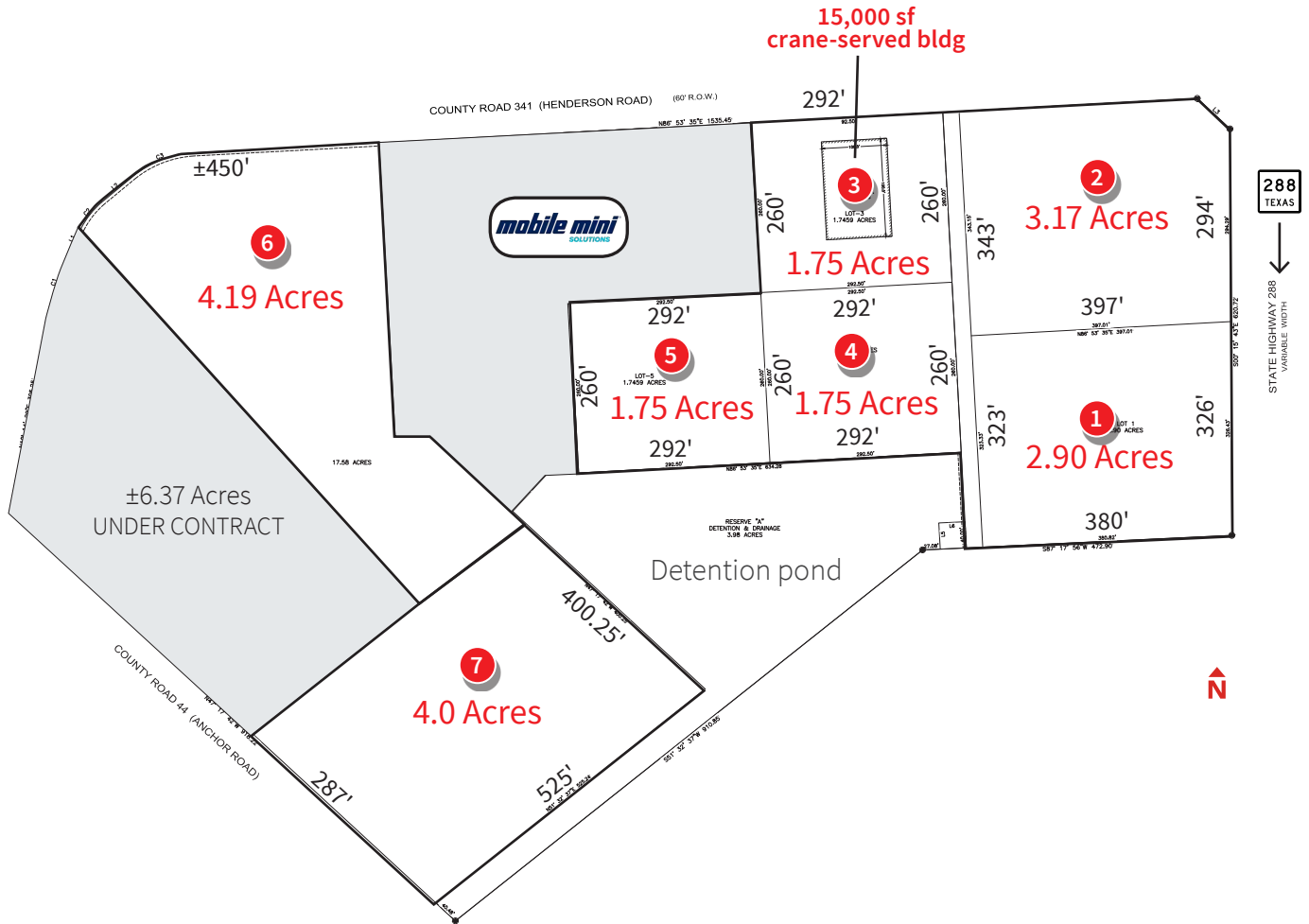


DESTINATION	DISTANCE	APPROXIMATE DRIVE TIME
Brazoria County Airport	~5 miles	7 minutes
Lake Jackson	~11 miles	10 minutes
Clute	~14 miles	12 minutes
Oyster Creek	~18 miles	20 minutes
Freeport	~20 miles	21 minutes
Sweeny	~25 miles	26 minutes

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PARCEL	ACRES	SQUARE FEET	PRICE PSF	TOTAL PRICE	STATUS
Lot-1	2.90	126,324	\$6.50 psf	\$821,106.00	Available
Lot-2	3.17	138,085	\$6.50 psf	\$897,552.50	Available
Lot-3	1.75	building: 15,000 sf land: 76,230	sale: \$100 psf lease: \$0.80 psf NNN	sale: \$1,500,000.00 lease: \$12,000/sf mo NNN	Available
Lot-4	1.75	76,230	\$3.25 psf	\$247,747.50	Available
Lot-5	1.75	76,230	\$3.25 psf	\$247,747.50	Available
Lot-6	4.19	182,516	\$3.25 psf	\$593,177.00	Available
Lot-7	4.00	174,240	\$3.25 psf	\$566,280.00	Available

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