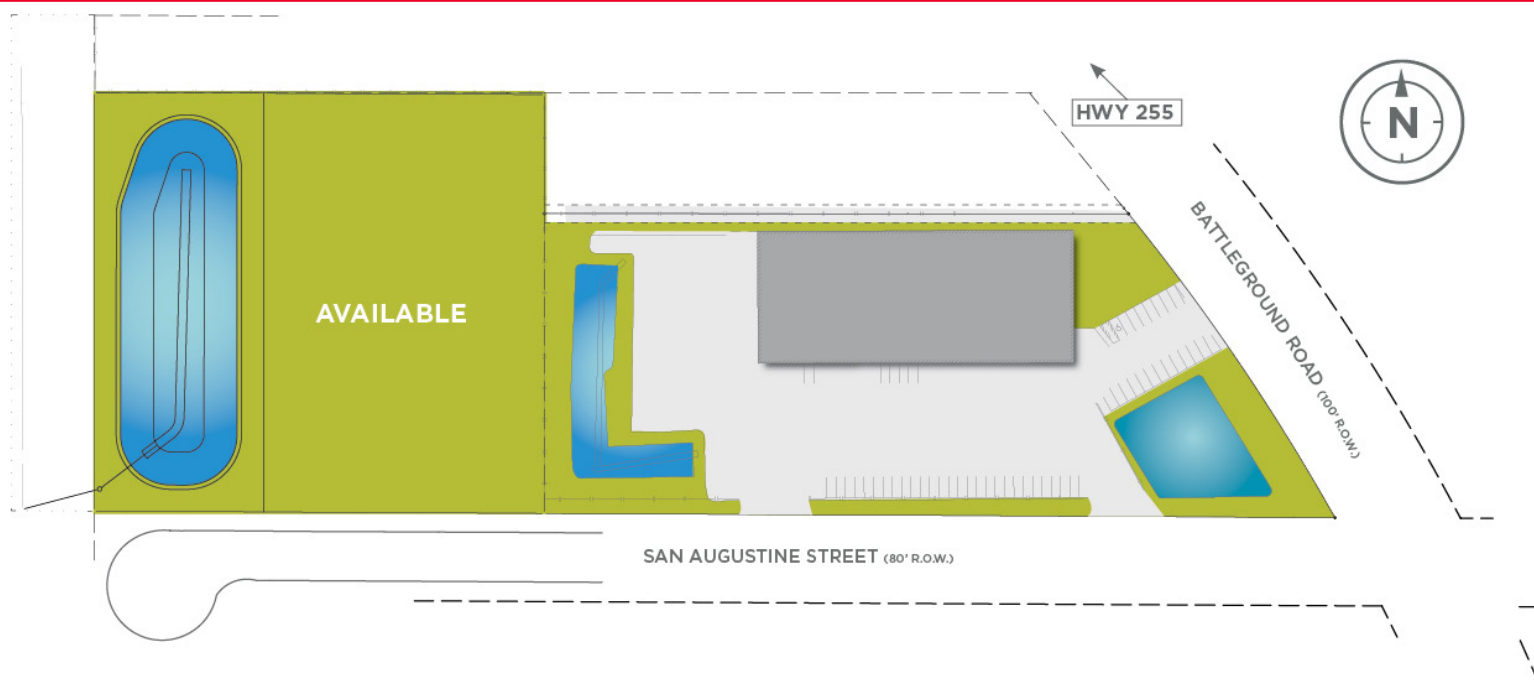




**FOR LEASE**  
**2306 S. Battleground Rd. @ San Augustine**  
**Deer Park, Texas**



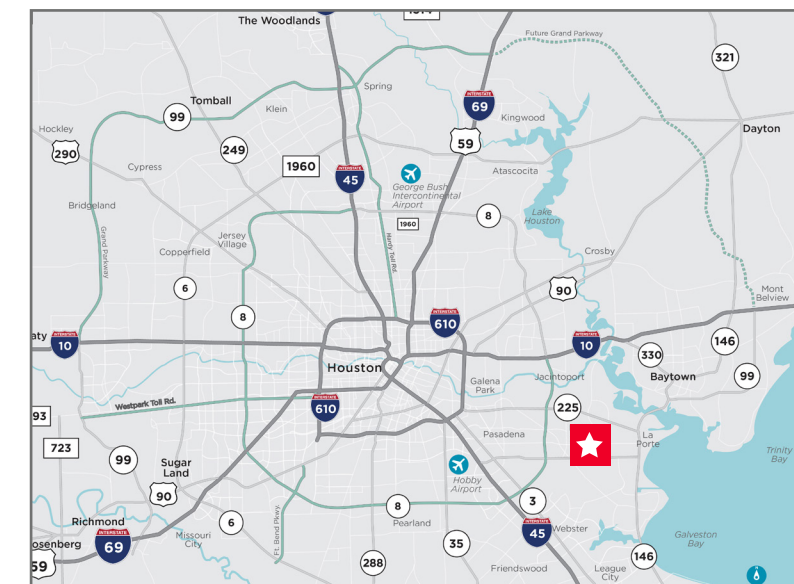
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**Property Highlights:**

- 37,200 sq. ft. office/crane served shop
- With 7,200 sq. ft. of office space
- 27,000 sq. ft. of insulated warehouse/shop
- 3,000 sq. ft. of covered area
- Located on 3.9583 acres of land; adjacent 3.5679 acres also available
- Four 10-ton overhead cranes - two in each bay
- Sprinklered
- New roof and insulation installed 2020
- New HVAC systems in office area for 2020

- **Lease Rate: \$0.78 psf/mo/NNN**
- **Available: Now**



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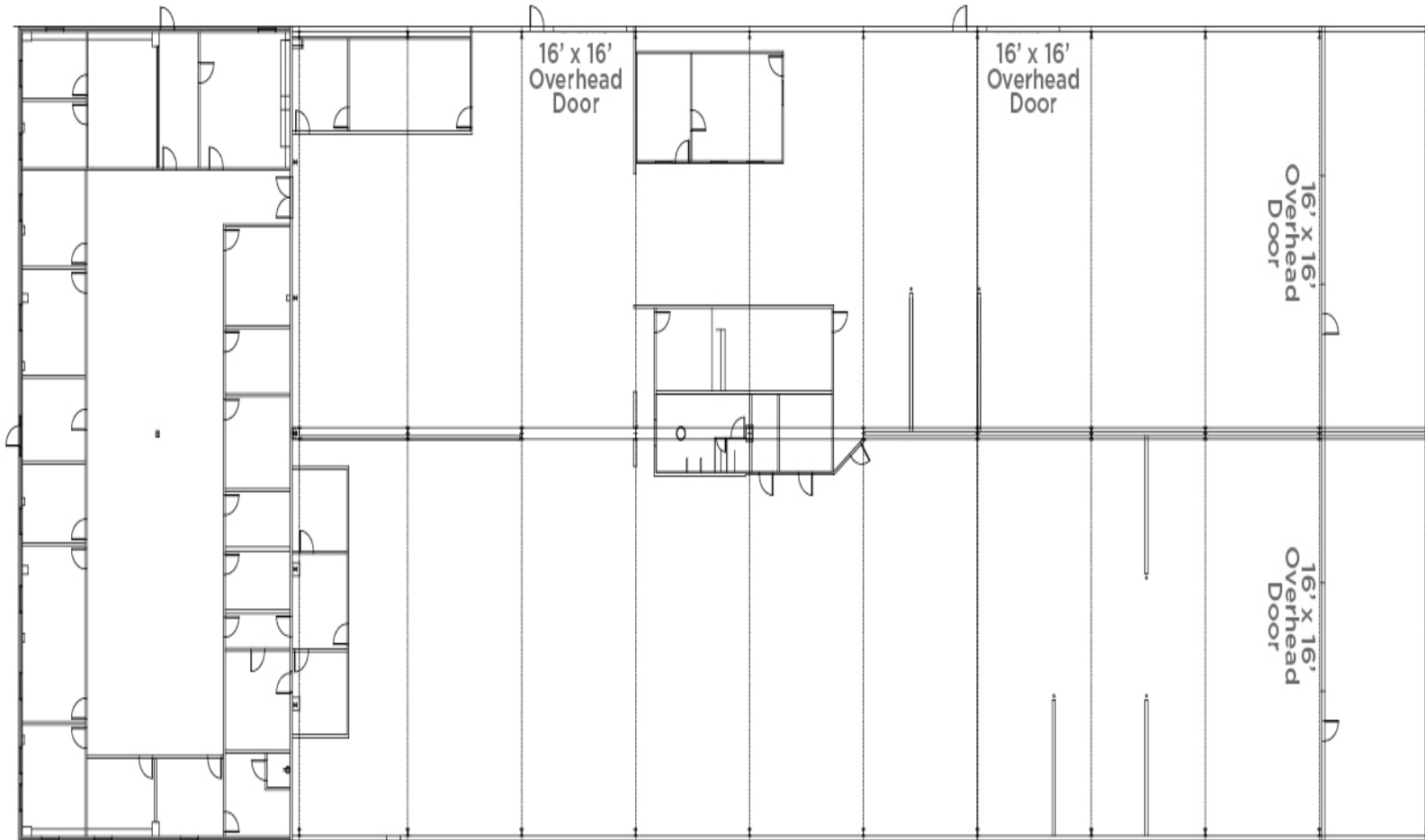
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**Property Highlights continued:**

- Two shop bays - 60' x 225' x 28' eve
- Four 16' x 16' OH grade level doors
- 480 V - 3 phase - 1200 amp electrical service
- Wash bay is equipped with floor drain, sump, separator & lift station to connect to a self-contained wash water recycling system by Tenant
- Fenced site
- Over one acre of heavy duty concrete storage yard
- Key Map: 539N

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