



WAREHOUSE FOR LEASE

236 Old Angleton Road—Clute, Texas 77541

Space Details

- ◆ **11,575 RSF**, Open Warehouse
- ◆ Fully Sprinklered
- ◆ 12' Clear Height
- ◆ Two (2) Overhead Doors
- ◆ Drive-thru capability
- ◆ One (1) Bathroom
- ◆ Back Gravel Yard Area

Lease Terms

Initial Rent, **\$5.50/SF**, NNN
Expenses Estimated at \$2.50/SF

Negotiable Lease Term

Available Immediately

Mike Vandaveer

Broker-Owner

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