



PROPERTY SUMMARY

PROPERTY:	MH Business Park
ADDRESS:	7420 FM 2449, Ponder, TX 76259 West on FM 2449
TYPE/ZONING:	Commercial / Light Manufacturing
AVAILABLE:	<u>Building 1 – 5,915 SF</u> – Reception Area, Private Office & Rest Room (+/- 427 SF) – 5,488 SF Warehouse – 2 OHD – Yard Space Available <u>Building 2 – 5,915 SF</u> – Reception Area, Private Office & Rest Room (+/- 427 SF) – 5,488 SF Warehouse – 2 OHD – Yard Space Available <u>Building 3 – 5,915 SF</u> – Reception Area, Private Office & Rest Room (+/- 427 SF) – 5,488 SF Warehouse – 2 OHD – Yard Space Available
RATE:	\$10.00/ SF / YR + NNN (\$2.00/SF)
TERMS:	Negotiable
OHD's:	12'X14' – Grade Level
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available – Monument and Building Signage
PARKING:	Ample
AGE:	Built 2024
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	New industrial / business park with move in ready space. Negotiable on additional tenant improvements to suit. Large separate units available with great location for light manufacturing and come with designated parking. High Traffic / High Visibility off FM 2449.
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