

2,400 SF OFFICE | **5,000 SF WAREHOUSE** | **1 AC LOT**

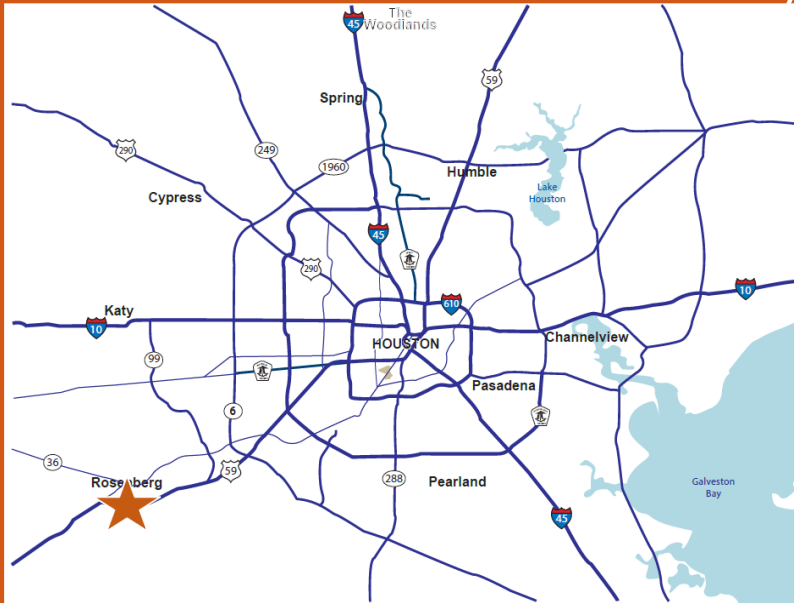
1707 BERNIE AVE – ROSENBERG, TX 77471



CONTACT AARON STOLL **PHONE 346-242-1533** **EMAIL info@polisheddimes.com**

FOR LEASE

2,400 SF OFFICE 5,000 SF WAREHOUSE
1707 BERNIE AVE - ROSENBERG, TX



HOUSTON MSA - FORT BEND COUNTY

One of the Nation's *Fastest Growing* Large Counties

ROSENBERG is 30 miles southwest of HOUSTON

RESOURCES

[Economic Development | Rosenberg, TX](#)
[Fort Bend County | Fort Bend Chamber of Commerce](#)

LOCATION

LAT/LONG 29.540891, -95.809246

LINK [1707 Bernie Ave - Google Maps](#)

Close to 1/2 mile North of US 59 / I-69 on SH 36 / 1st St
Near the NWQ of SH 36 and Bernie Ave



Polished  **Dimes**
REAL ESTATE, LLC

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WAREHOUSE AND STORAGE YARD



- 50x100 metal building
- Insulated
- Single Phase electric
- 100amps w/ office
- Piped for compressor
- 1.25" water line
- Storage Yard
- Fully Fenced
- Electric Gate
- 50amp breaker onsite

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OFFICE BUILDING

- 2400sf Renovated
- Electric AC / Gas Heat
- Alarm system



(5) Office Spaces

- (1) 12'12' with bath
- (3) 10'x12'



Conference Room 13'x17'



Kitchen / Breakroom

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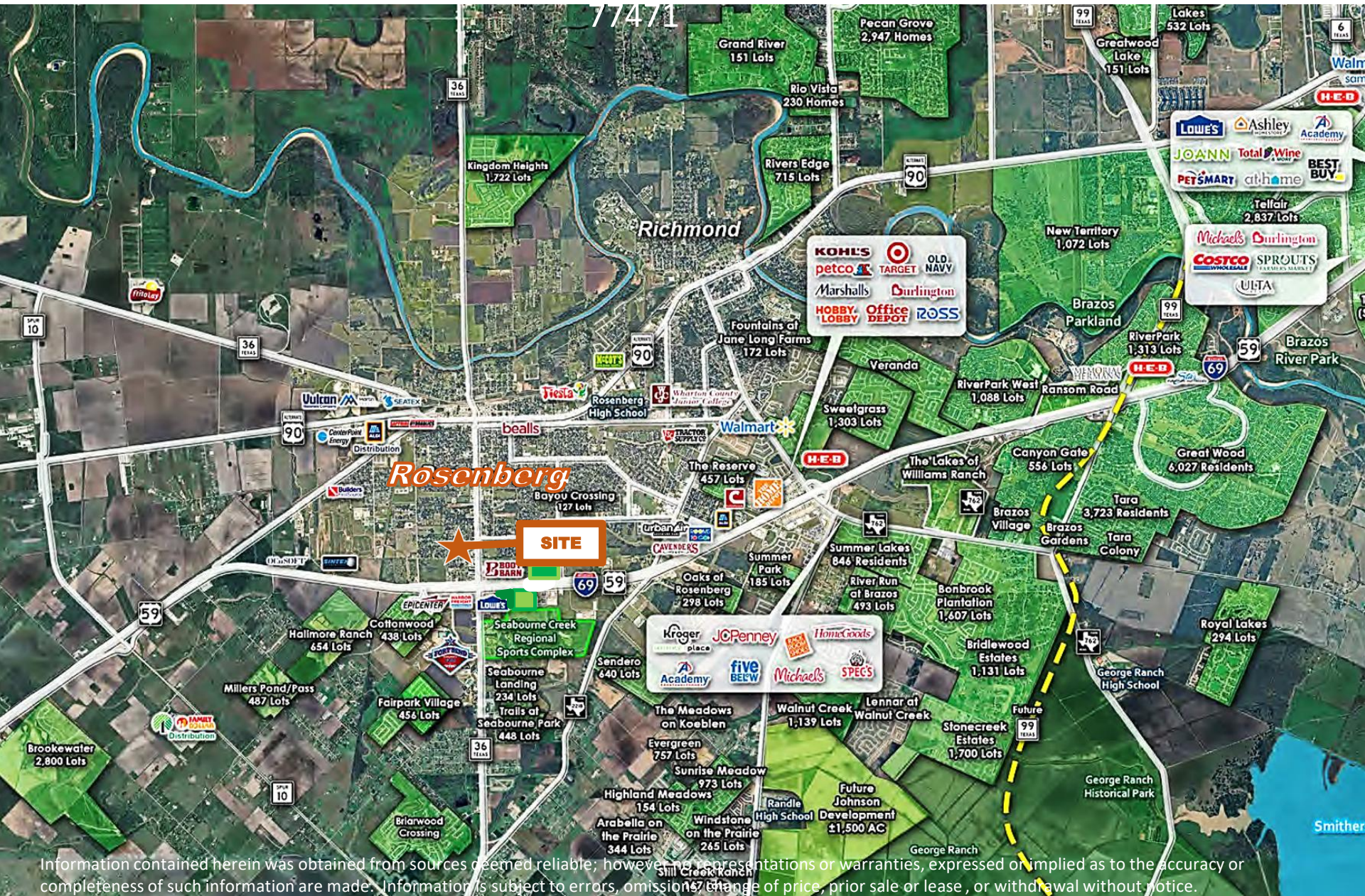
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