



## INDUSTRIAL SPACE FOR LEASE!

### THE PROPERTY

Market Street Business Park is an infill multi-tenant industrial park offering suites ranging from 600-15,000 SF of space across six buildings. The Park provides easy access to major thoroughfares of I-610 (0.9 Miles) and I-10 (0.5 Miles) by way of Market Street and Mercury Drive.

The park is professionally owned and managed by Pagewood. Significant capital improvements have been completed, including:

- Concrete repairs throughout the site
- New roofs installed and roof repairs completed on all six buildings
- New speculative improvements completed in vacancies, including new rollup doors, AC units, lighting, office & restroom finishes and metal framing, throughout the park
- Substantial improvements completed at 10205 Market Street, a single-tenant 14,500 SF opportunity, including:
  - Exterior building improvements completed including new metal framing and new paint
  - Spec office finishes and new lighting throughout, including a second floor of office plus mezzanine level in the warehouse
  - Concrete repairs completed in the dedicated yard and truck court
- New project branded signage installed throughout



6 TOTAL BUILDINGS

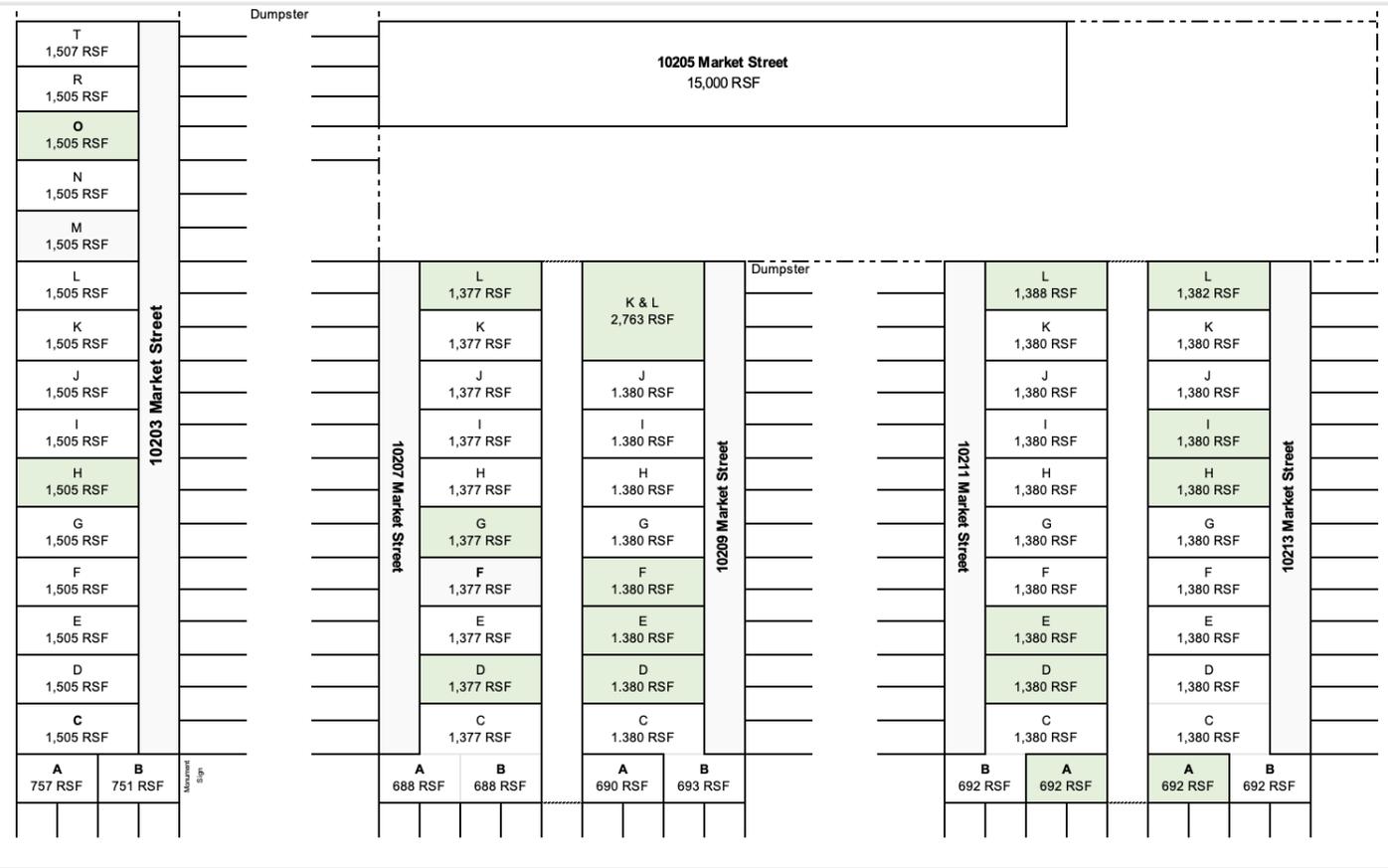


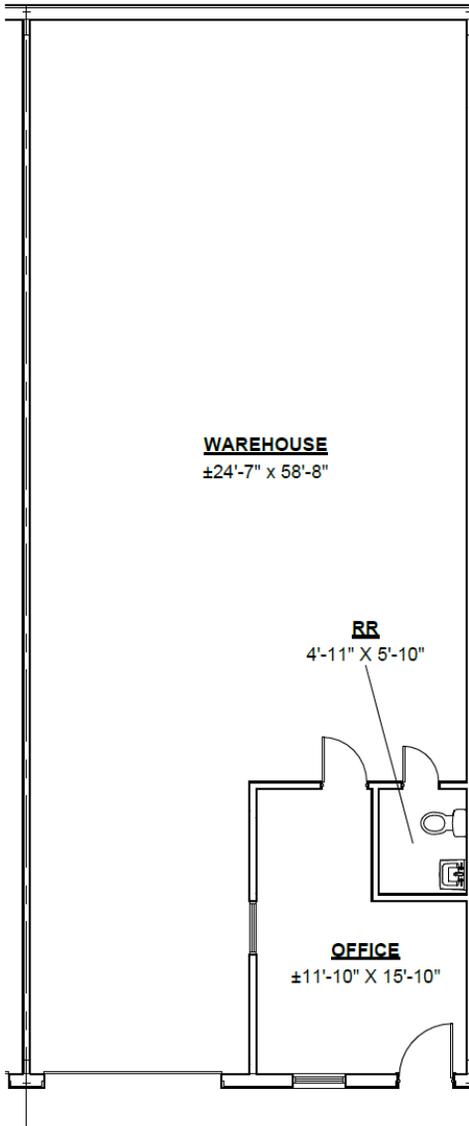
MOVE-IN READY SUITES



RENOVATIONS COMPLETED

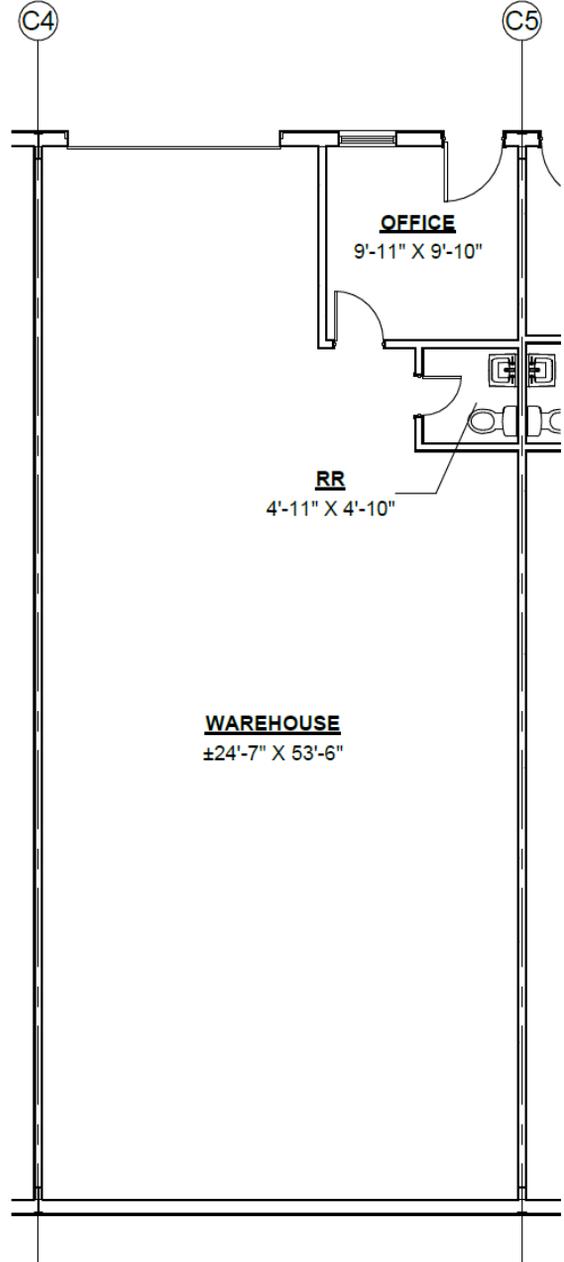






STANDARD

1,505 SF



STANDARD

1,377 SF

## PARK HIGHLIGHTS

**BUILDING 1:**

Building Size: 24,003 SF  
Clear Height: 12'

**BUILDING 2:**

Building Size: 15,122 SF  
Clear Height: 12'

**BUILDING 3:**

Building Size: 15,124 SF  
Clear Height: 12'

**BUILDING 4:**

Building Size: 15,122 SF  
Clear Height: 12'

**BUILDING 5:**

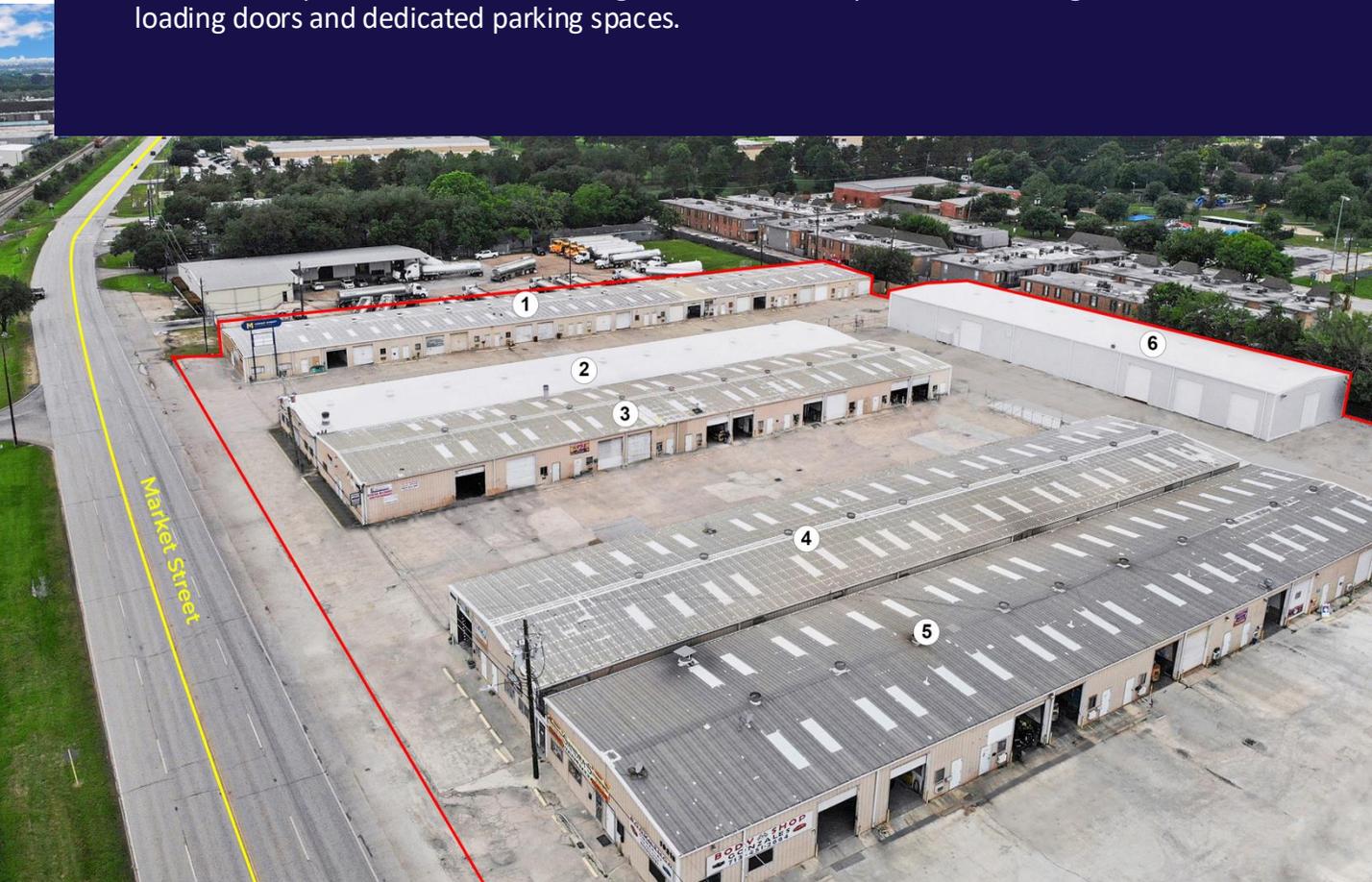
Building Size: 15,123 SF  
Clear Height: 12'

**BUILDING 6:**

Building Size: 14,435 SF  
Clear Height: 20'

## AMENITIES & FEATURES:

Move-in ready suites available featuring dedicated office space, restrooms, grade-level loading doors and dedicated parking spaces.





**LEASED BY:**



**ALPINE  
PARTNERS**  
From Foundation to Summit

**OWNED & MANAGED BY:**

**PAGEWOOD**<sup>®</sup>

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