

PRIME INDUSTRIAL WAREHOUSE & OFFICE SPACE IN THE HEART OF CONROE

1502 S FRAZIER ST, CONROE, TX 77301

WAREHOUSE/OFFICE PROPERTY

FOR LEASE: \$0.83 SF/MONTH (NNN)



PROPERTY HIGHLIGHTS

- Ample parking for tenants and visitors & ADA-compliant facilities
- Flexible lease terms available
- 24/7 access to the property & On-site management and maintenance team
- Energy-efficient HVAC system & Secure entry and surveillance cameras
- Nearby dining and retail options
- Customizable space to meet tenant needs
- 9000 sq ft (1,200 of that is office space) & Shop area 130ft by 60 ft ~ 7800sq ft
- Ceiling height 15ft, 20 ft at peak
- 4 bay doors on side | 14' tall 12' wide x1 (far left) | 14' tall 16 wide x3
- Bay door on back: 12' tall 12' wide | One exterior walk in door: 3' x 7'
- Currently single phase, 3 phase is available (Entergy)

OFFERING SUMMARY

Lease Rate:	\$0.83 SF/month (NNN)
Number of Units:	1
Available SF:	9,000 SF
Lot Size:	0.56 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	695	3,105
Total Population	509	1,748	8,508
Average HH Income	\$77,652	\$79,910	\$87,856

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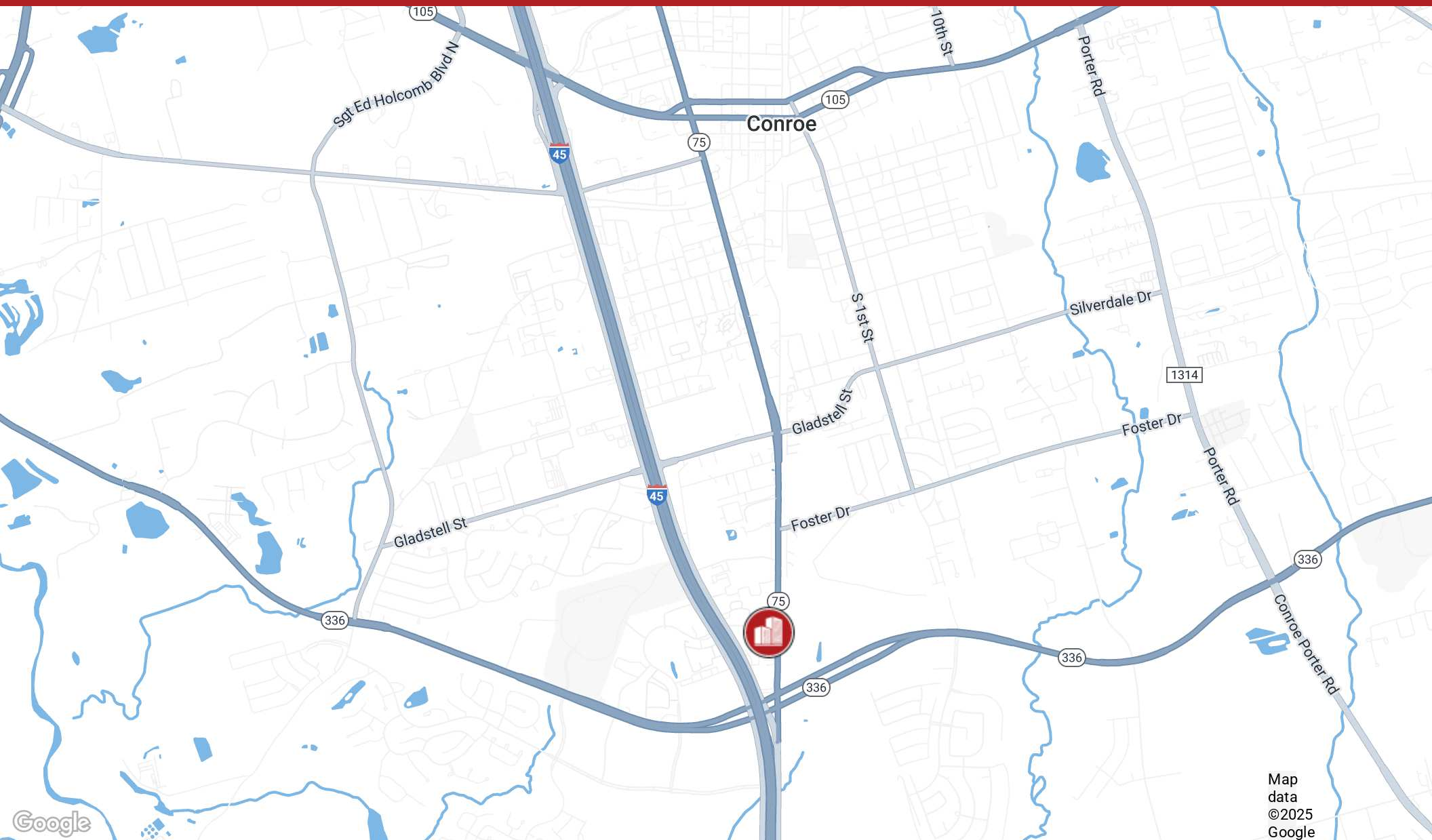
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LOCATION MAP | OFFICE PROPERTY

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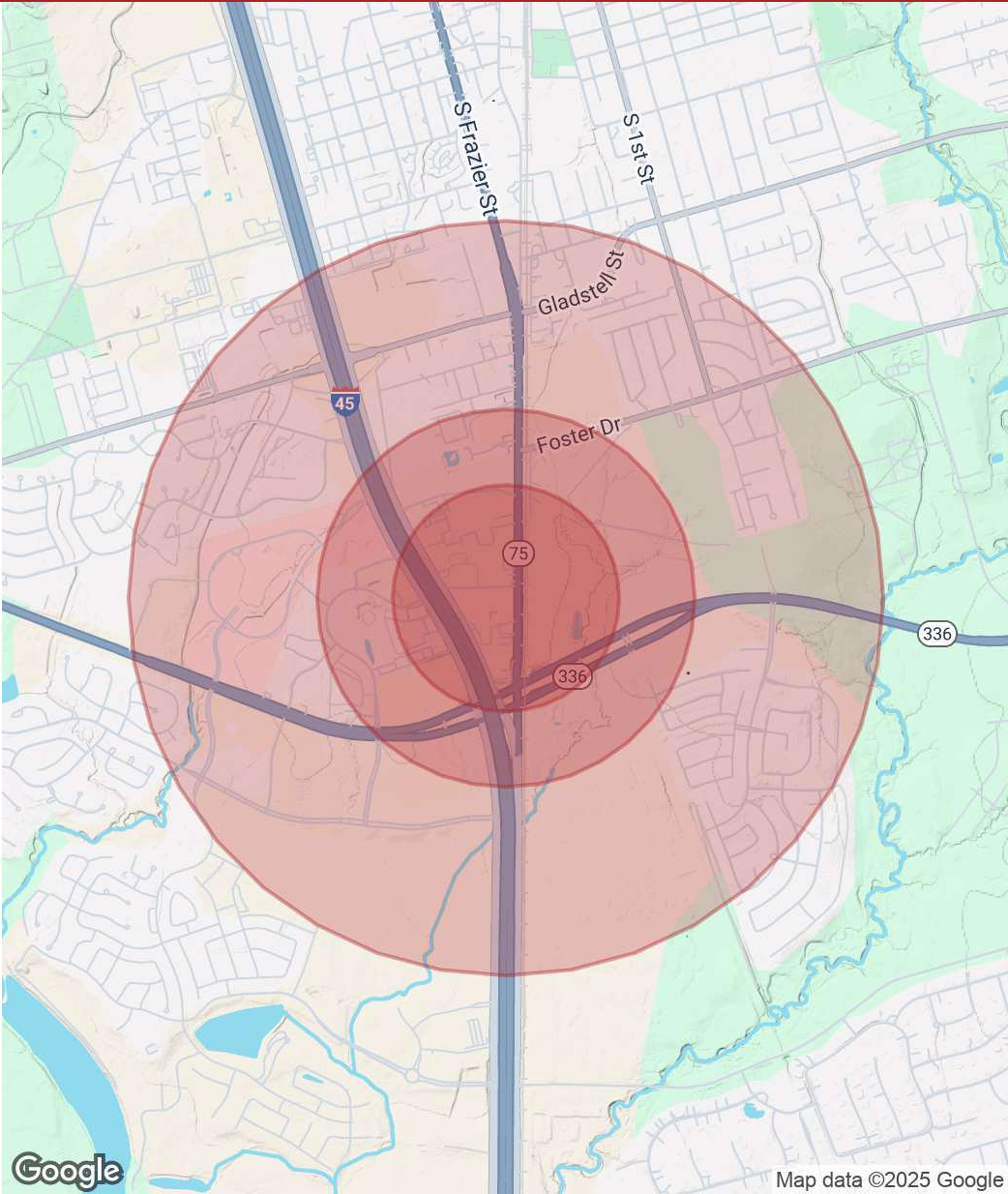
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	509	1,748	8,508
Average Age	33	35	36
Average Age (Male)	31	33	34
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	695	3,105
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$77,652	\$79,910	\$87,856
Average House Value	\$254,595	\$271,871	\$277,093

Demographics data derived from AlphaMap



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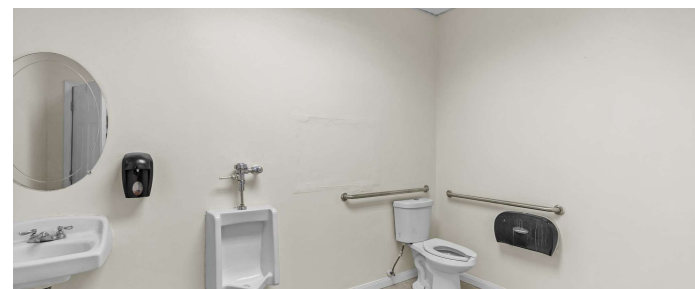
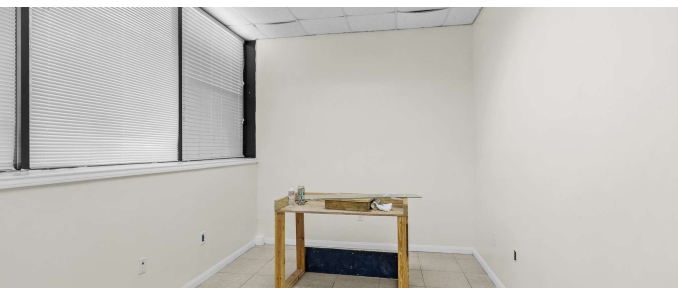
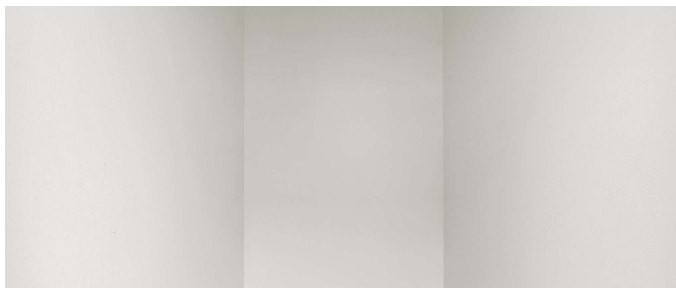
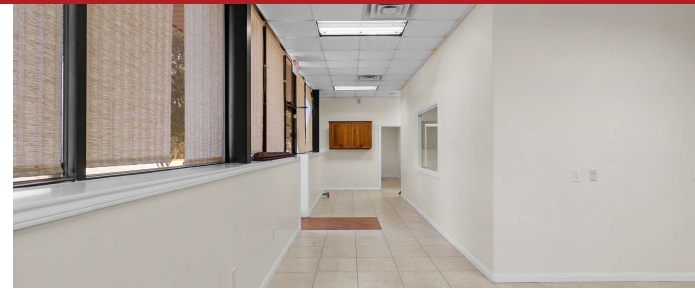
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ADDITIONAL PHOTOS | OFFICE PROPERTY

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