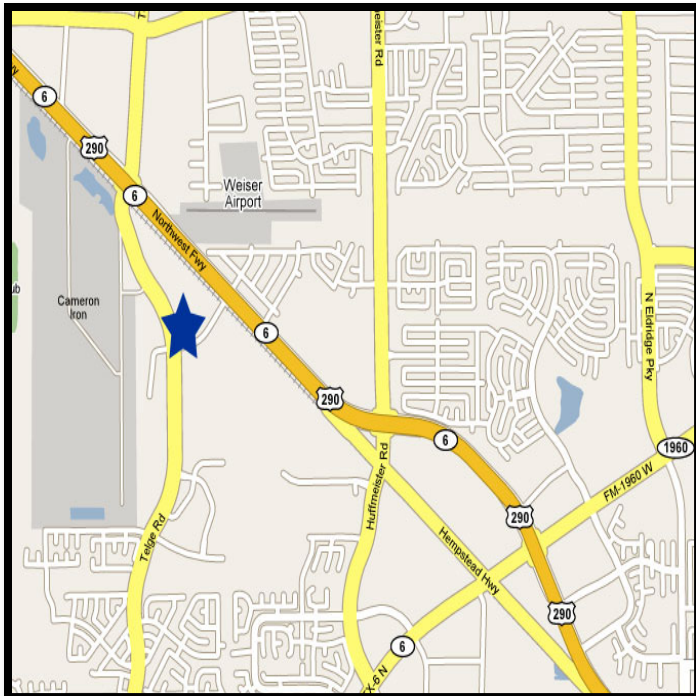




PROPERTY OVERVIEW

- 2,523 SF Office available.
- Location-Aberdeen Commerce Center.
- Tenant pays separate metered utilities, janitorial, inside maintenance and \$161.00/Mo POA fee (includes trash dumpster).
- Comcast Cable available.
- Base Year - 2022 Taxes, 2023 Ins.
- Key Map – 368 W.



DETAILS

Building Size:	4,709 SF
Available Space:	2,523 SF
Occupancy Date:	60 days
Price PSF:	\$13.00/SF/IG or \$2,733.00/MO
POA Fee:	\$161.00/MO
Term:	3 to 5 Years

Area Description: Northwest location at Telge and Whithorn. Easy access to Hwy 290 and FM 1960.

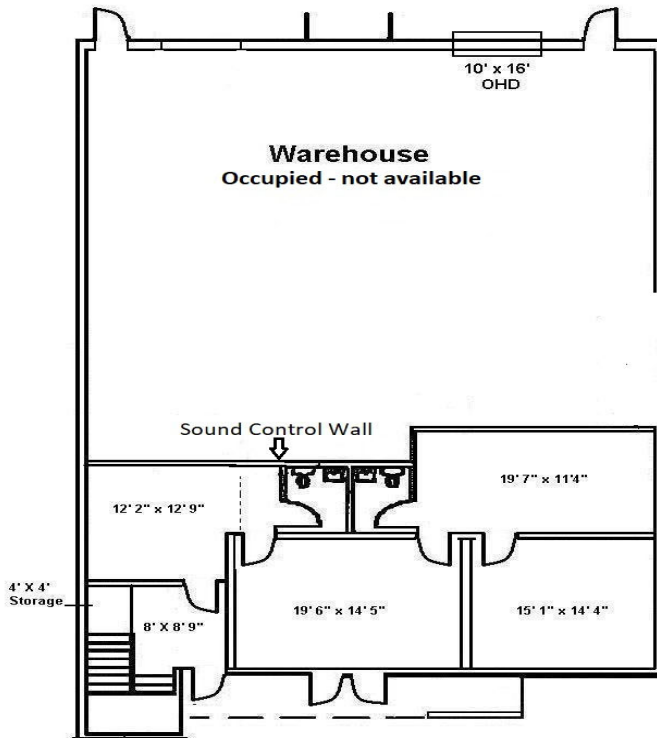
Key Map – 368 W

FOR MORE DETAILS CONTACT:

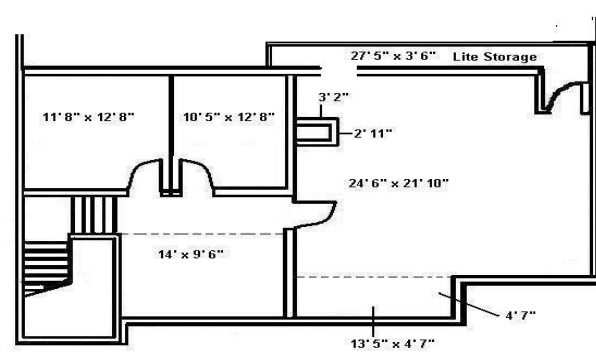
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**ABERDEEN COMMERCENTER
9774 Whithorn**



**First Floor
1,267 SF - Office**



**Second Floor
1,256 SF - Office**

OFFICE: 2,523 SF
WAREHOUSE: OCCUPIED
TOTAL AVAILABLE: 2,523 SF

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