



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 – Reception Area, Private Office & Rest Room (+/- 427 SF) – 5,488 SF Warehouse – 2 OHD – Yard Space Available</u> <u>Building 3 – 5,915 SF – Reception Area, Private Office & Rest Room (+/- 427 SF) – 5,488 SF Warehouse – 2 OHD – Yard Space Available</u>		
RATE:	\$12.00/ SF / YR		
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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