

Century Coale Road Business Park

2151 County Road 220, Angleton, Texas 77515



New Construction Available Fall 2023

A modern industrial development conveniently located south of Houston between Angleton and Lake Jackson. The 9.2 acre complex is comprised of two high quality tilt wall multi-tenant buildings. Move in ready units, with grade level and dock high doors, and rear and front load options. The park has ample car parking and building clear heights from 24' to 32'.

Large spaces with spec move-in ready buildouts.



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14 miles to Hwy 36 Regional Transportation Corridor

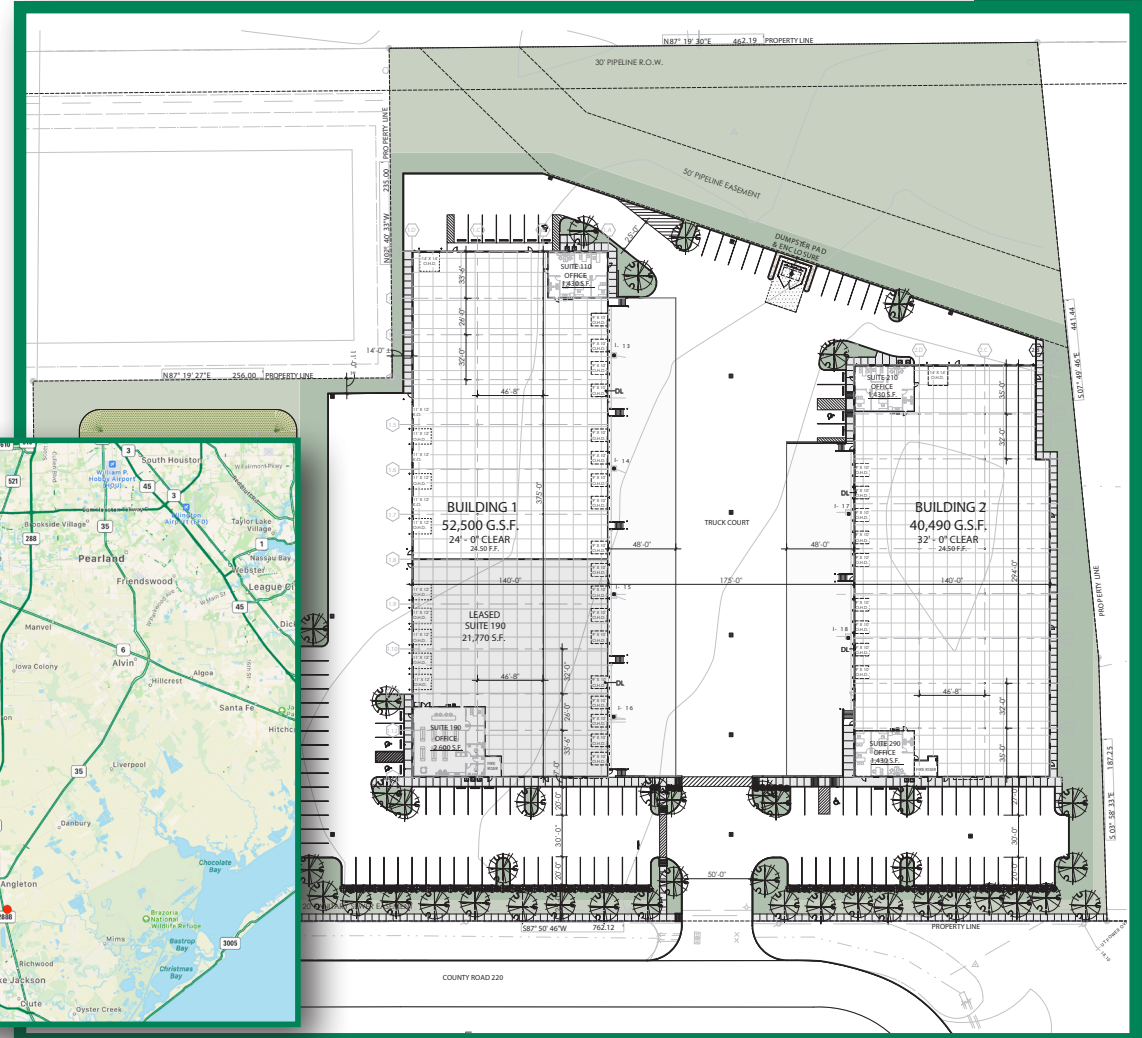
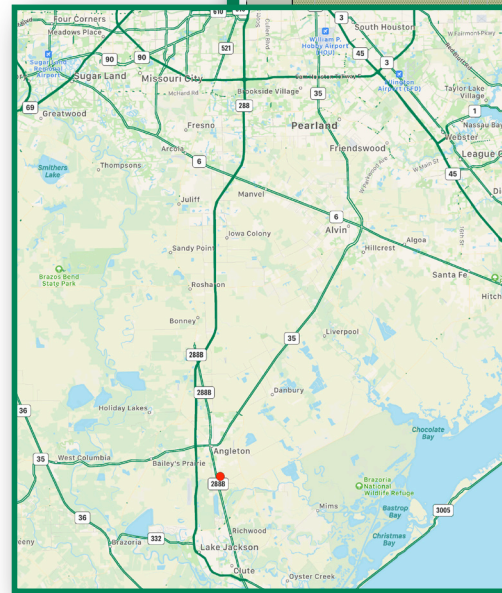
16 miles to Port of Freeport Terminal

30 miles to Houston S. Beltway 8

43 miles to Texas Medical Center

Property Features:

- Tilt wall concrete construction
- Move-in ready offices available
- Front and Rear load, grade level and dock high doors
- 480/230v - 208/120v; 400 Amp Power (Standard)
- Parking Ratio: 1.22 per 1,000 SF
- Clear Height: Building 1, 24 ft
Building 2, 32 ft
- 32' x 46' Bays (Typical)
- Zoning: Industrial
- ESFR Sprinkler System
- Energy Efficient Construction (EEC):
LED Lighting throughout
Solar reflective TPO Roofs
- Owner Built and Managed

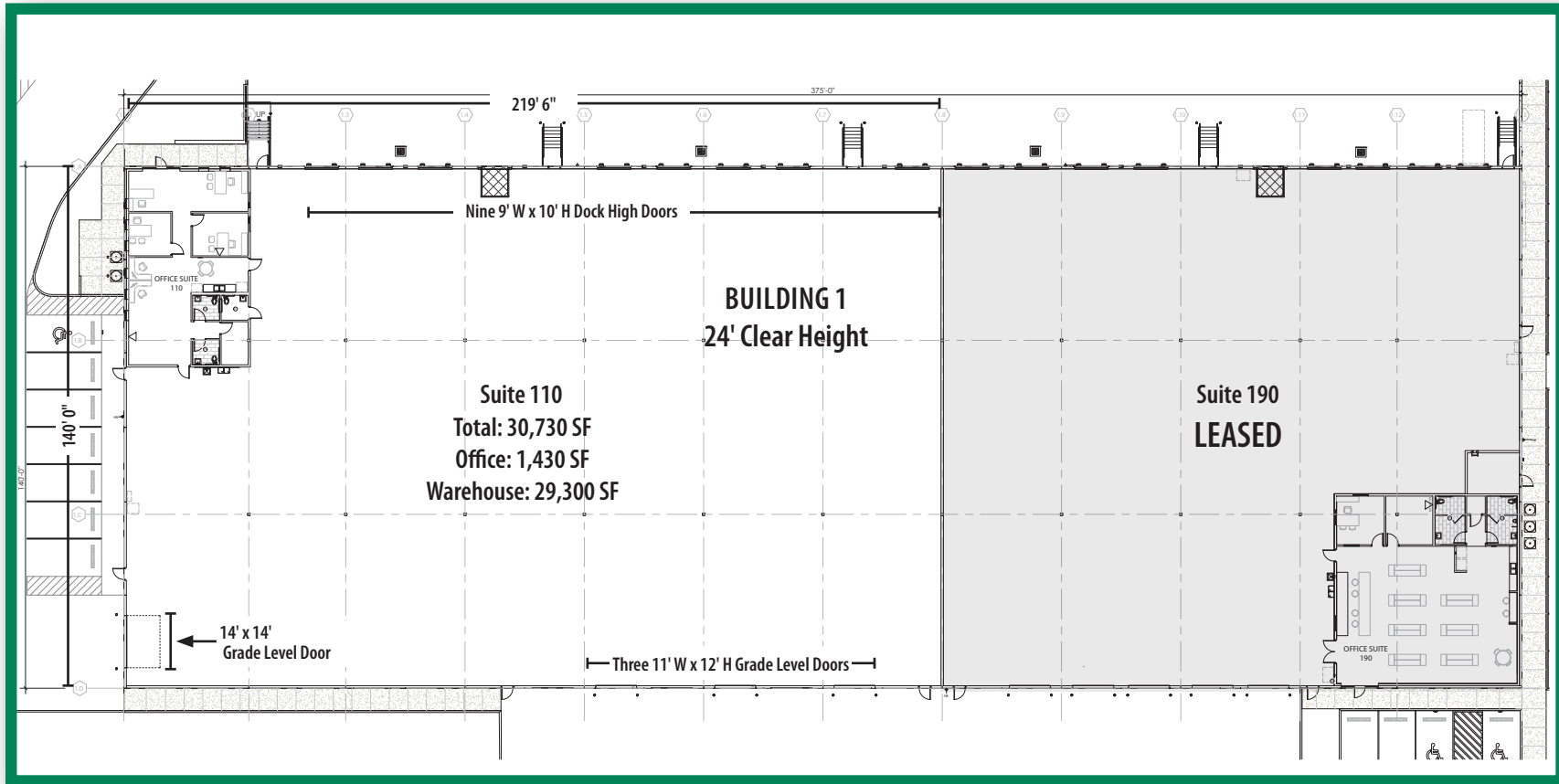


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Building 1

SUITE 110

Total SF: 30,730
 Office SF: 1,430
 Warehouse SF: 29,300
 Office Space:

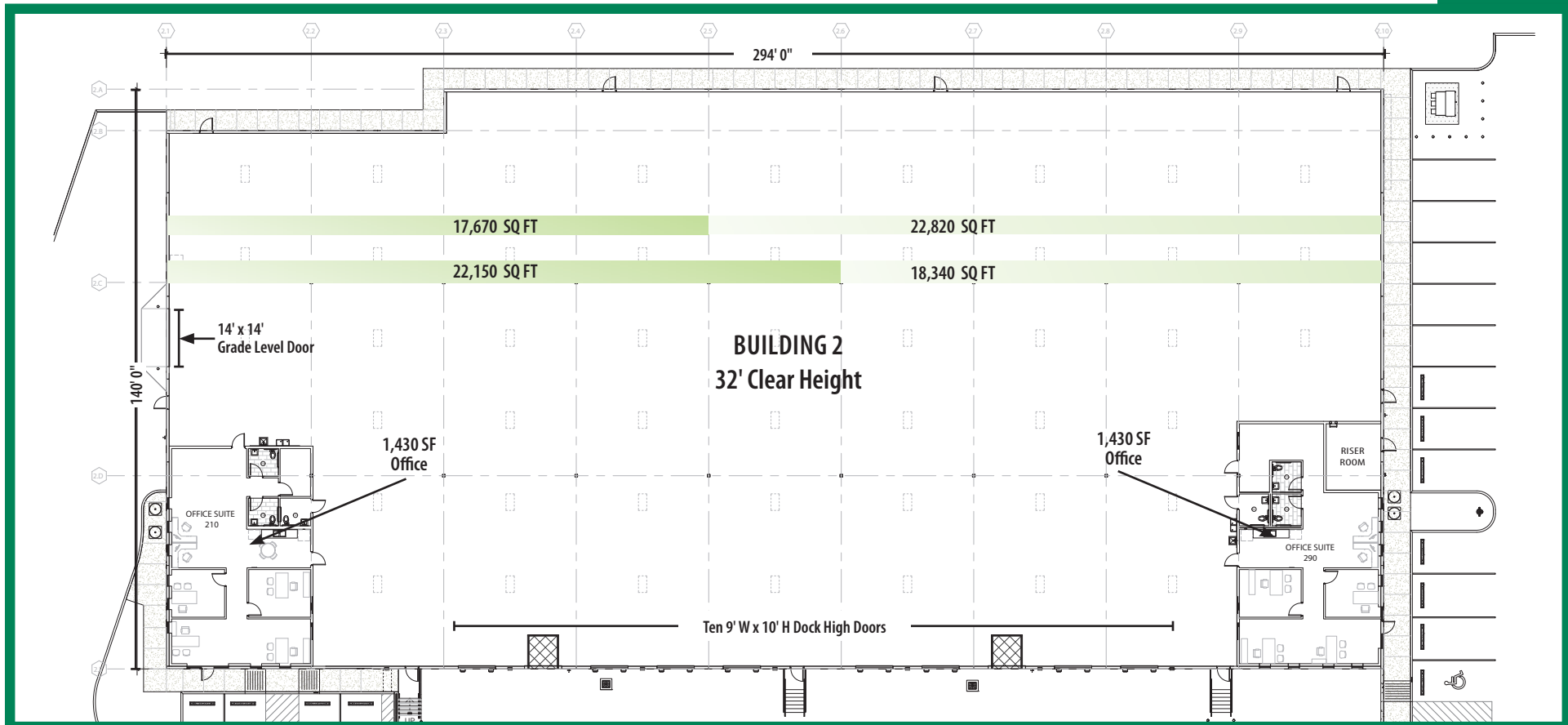
- 1 Open Office
- 1 Break Room
- 3 Private Offices
- 1 men's restroom
- 1 women's restroom

Clear Height: 24'

Bay Doors: Nine (9) Dock High 9' W x 10' H
 Three (3) Grade Level 11' W x 12' H
 One (1) Grade Level 14' x 14'

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Building 2

SUITE 210

Total SF:	40,490	Clear Height:	32'
Office SF:	1,430	Bay Doors:	Ten (10) Dock High 9' W x 10' H
Warehouse SF:	Up to 37,630		One (1) Grade Level 14' x 14'
Office Space:	2 Open Offices 1 Break Room 2 Private Offices 3 Restrooms		

SUITE 290

Total SF:	40,490	Clear Height:	32'
Office SF:	1,430	Bay Doors:	Ten (10) Dock High 9' W x 10' H
Warehouse SF:	Up to 37,630		One (1) Grade Level 14' x 14'
Office Space:	2 Open Offices 1 Break Room 2 Private Offices 3 Restrooms		