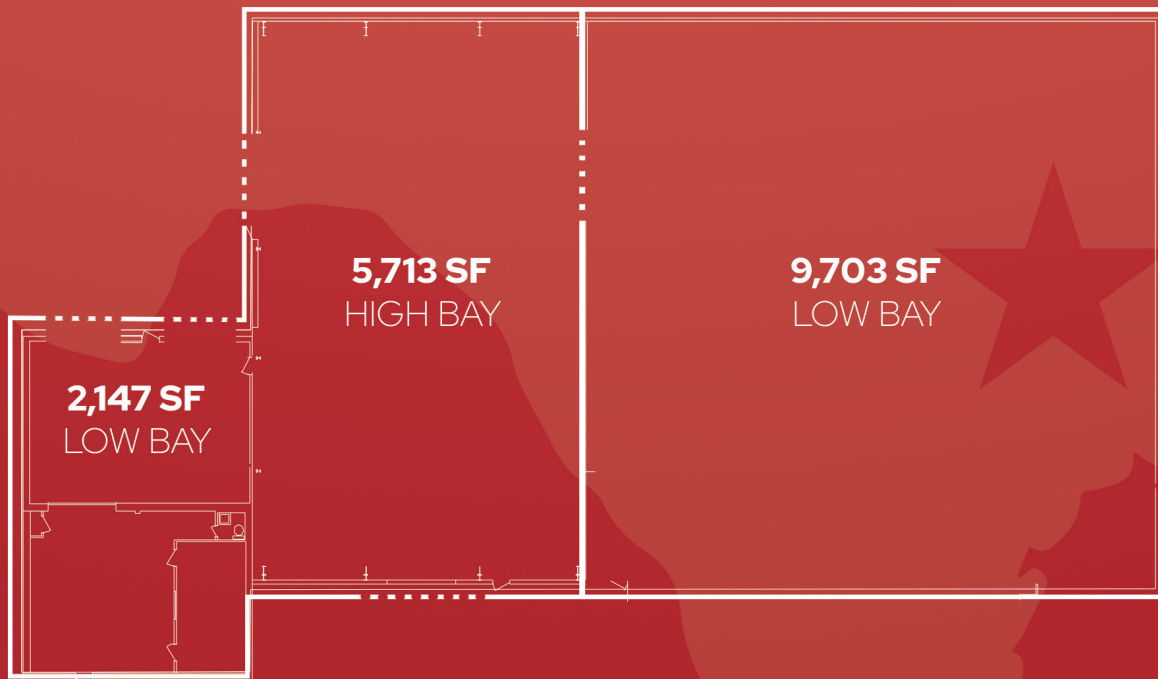




INDUSTRIAL BUILDING FOR LEASE 17,563 SF

- Heavy Power: 2000 Amps 480V
- Sub-panels & transformers included
- 3 Cantry Cranes (5T, 2.5T, 2.5T)
- 2 Jib Cranes
- 5,713 SF High Bay / 11,850 SF Low Bay
- 1713 SF of existing office
- 5 Grade Level Roll-Up Doors
- 12" Water Main at Street
- Business Fiber Optic Internet
- 25+ Parking Spots Available
- Fully Air-conditioned and Insulated
- Tenants improvements welcome
- Industrial natural gas available



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WHY CHOOSE BRENHAM?



Brenham, centrally positioned between Austin, Houston, Dallas, and San Antonio, is just an hour and 15-minute drive from Austin and Houston.

With over 1 million residents within an hour's drive, it offers a skilled manufacturing workforce.

Brenham's low cost of living, safe community, and supportive local government make it an ideal business location.

Its historic downtown is vibrant, featuring diverse restaurants and activities, providing an excellent place to live and work!



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