

+/- 10,680 SF
FLEX BUILDING

**FOR
SALE**

**NEW-TO-MARKET
OPPORTUNITY**

Leonetti Graphics



242 AVENUE E
STAFFORD, TEXAS 77477

NEWMARK

FOR SALE

BUILDING AREA +/- 10,680 SF	OFFICE / WAREHOUSE Office: +/-7,818 SF Warehouse: +/-2,862 SF	YEAR BUILT 1996 / 2021	SITE AREA +/-0.73 AC (+/-31,799 SF)	CLEAR HEIGHT 14'-16'	LOADING DOORS Four (4) Grade Level Doors
POWER Heavy	TYPE Single Story Flex (Office + Shop)	SUBMARKET Sugarland/ Stafford	INCENTIVES <i>Stafford has no Municipal Property Tax, which can lower Occupancy Costs relative to nearby cities</i>		



OFFICE DESIGN

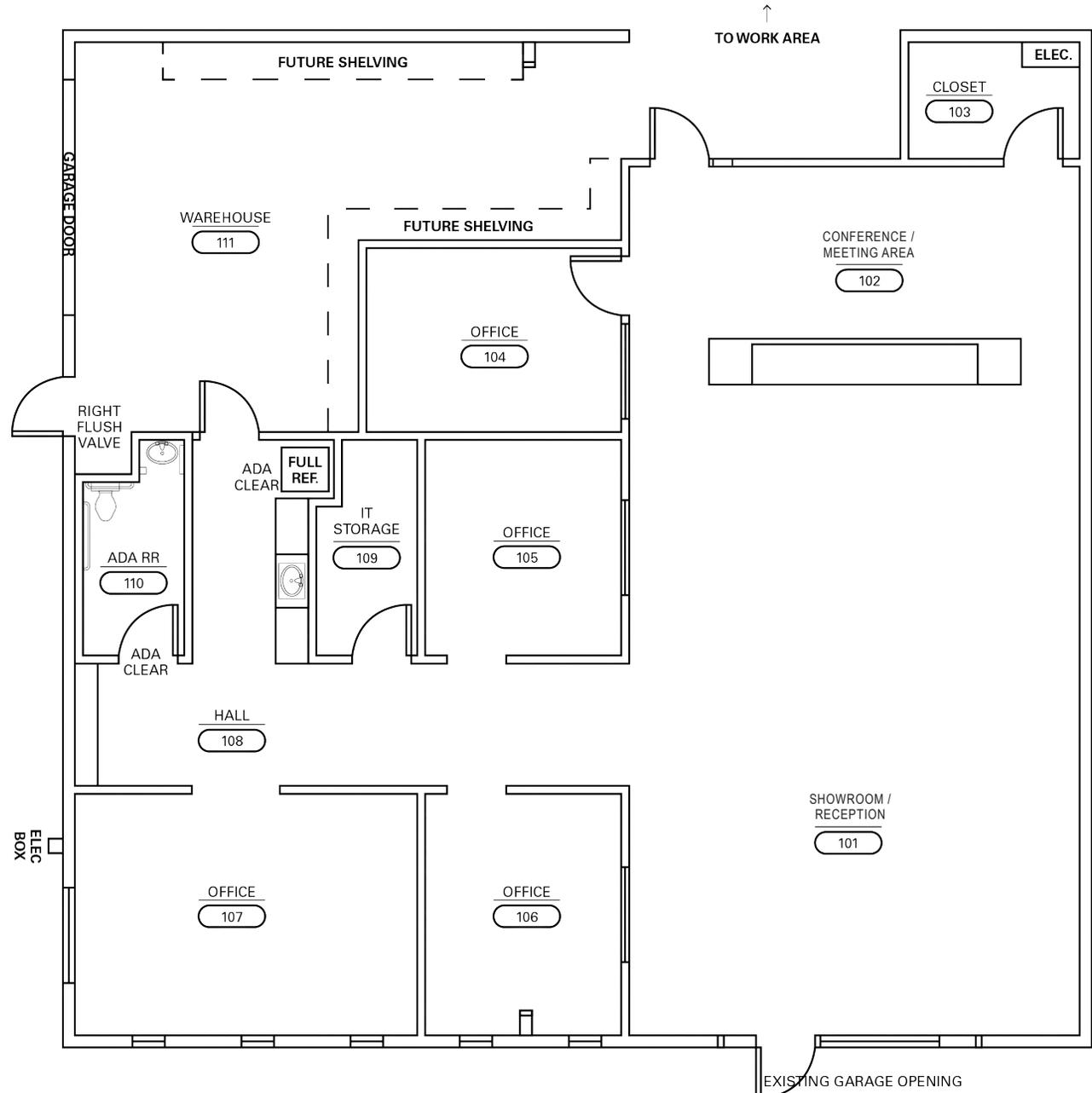
Layout

(4) Private Offices
(1) Restroom
Conference/Meeting Area
Production Area
Kitchenette
Flexible Showroom layout

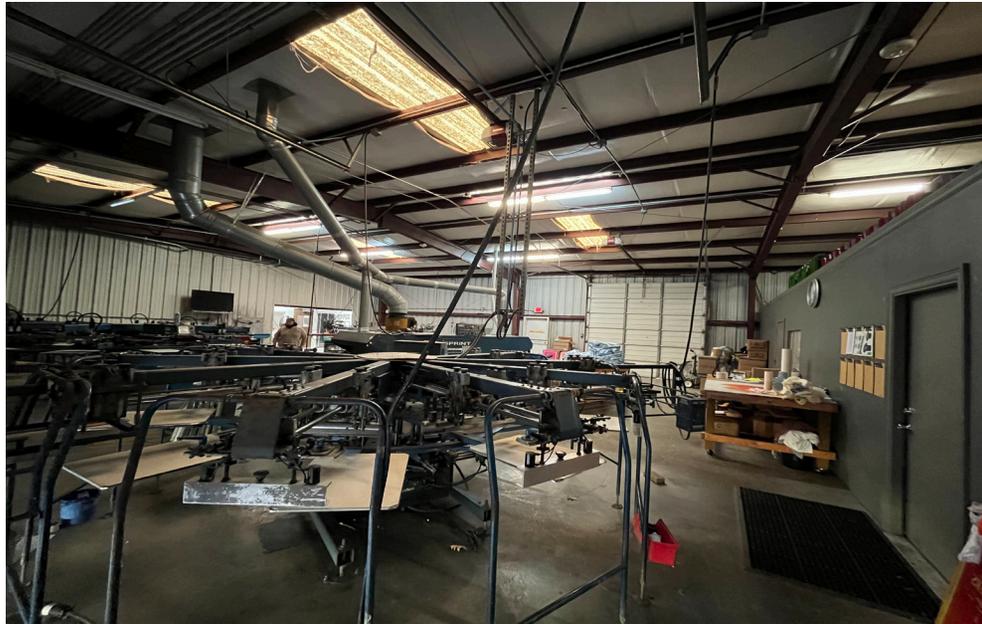
Furniture

Negotiable

Office & Showroom completely renovated in **2021**

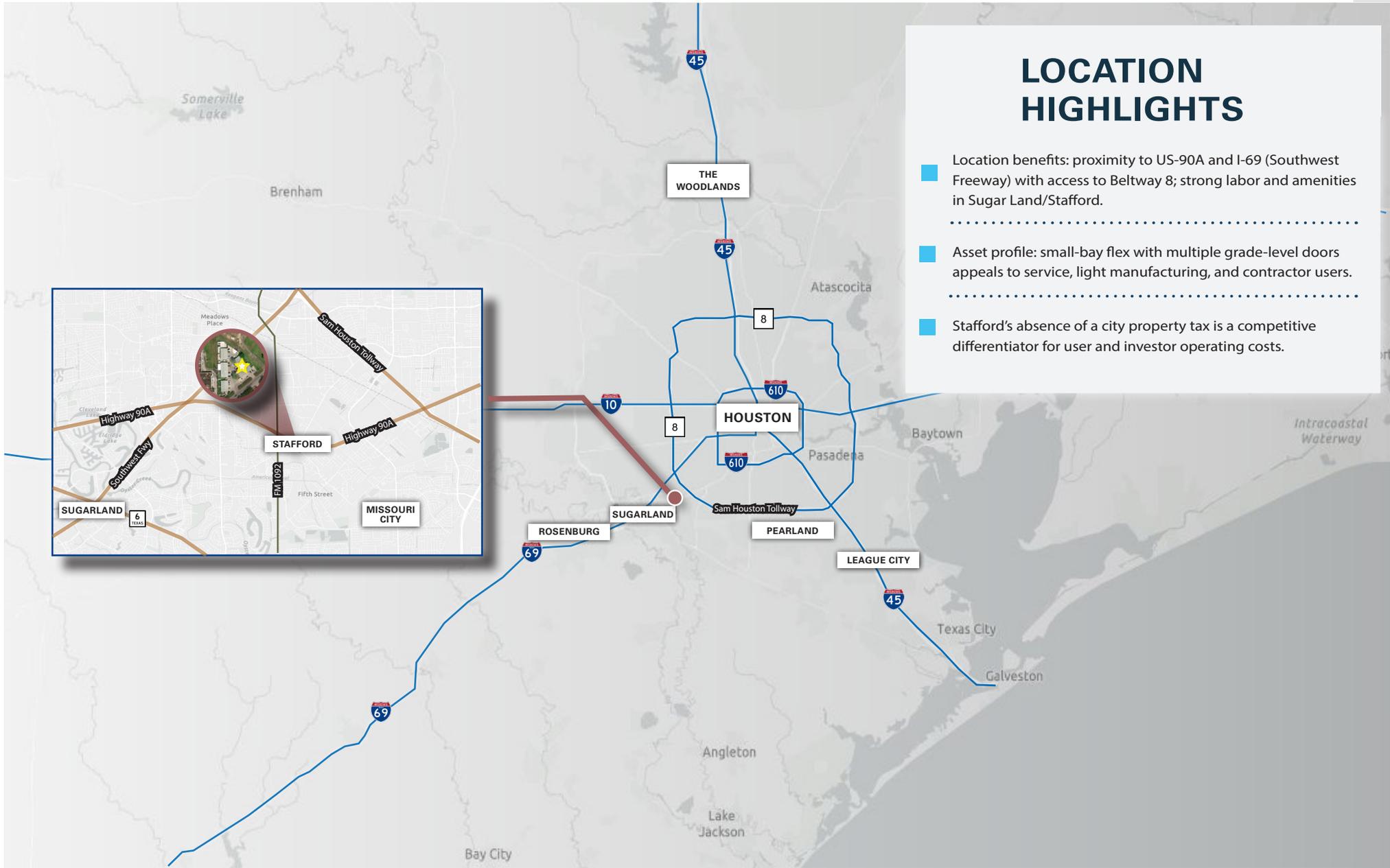


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