

**24,500 SQ.FT.
FREESTANDING
IOS BUILDING
FOR SALE OR
LEASE**



3706 ENDEAVOR LOOP, BRYAN, TEXAS 77808



PROPERTY FEATURES

- ▶ 24,500 SF Total with 1,750 SF Office on 10 Acres
- ▶ Two (2) 2,800 SF Wash Bays
- ▶ Fourteen (14) Grade-Level Doors with Full Drive-Thru Capability
- ▶ 10-Ton Crane with 14' Hook Height
- ▶ 8 Acres of Stabilized Outside Storage with 6" Crushed Limestone
- ▶ Excellent Location Just Outside Bryan, TX, with Frontage on State Highway 21
- ▶ **AVAILABLE - August 1, 2024**
- ▶ **CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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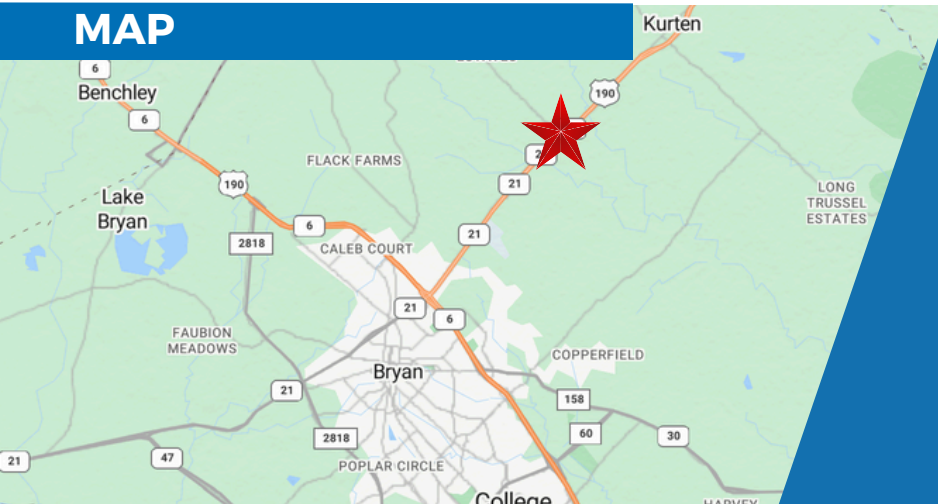
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Endeavor Loop presents the rare opportunity to purchase or lease an exceptionally efficient, single-tenant IOS property located just beyond Bryan, TX along State Highway 21. Boasting ample secured outdoor storage, multiple wash bays and a 10-ton crane, it is tailor-made for a user seeking a maintenance facility. Positioned strategically within the rapidly growing Bryan / College Station market, it offers advantageous proximity for a company that aims to bolster the expansion of these cities, or in need of a facility nearby the Eagleford Shale.

MAP



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