



HANNA BUSINESS PARK

26797 / 26803 Hanna Road, Oak Ridge North, Texas 77385

Hanna Business Park is located on an 11.6-acre tract near the corner of Robinson Road and Hanna Road in a warehouse area setting. It is an exceptionally flexible facility featuring metallic buildings that provide 203,000 square feet of enclosed retail/office/warehouse/flex space.

AVAILABLE SPACE:

*** Sublease * Office/Warehouse - 4,000 SF** – Building 1 Ste. 9&10 is approximately 1,000 SF of office space and 3,000 SF of warehouse space. It offers a reception, 3 offices, 1 ADA restroom and 1 shop restroom. It has 2 grade level roll-up doors. The lease rate is **\$4,880.00 / month**.

***Price Reduction* Office/Warehouse - 5,000 SF** – Building 1 Ste. 6&7 is approximately 650 SF of office build-out and 4,350 SF of warehouse space. It offers a reception area, 2 offices, and 2 ADA restrooms, one with a shower. It has 3 grade level roll-up doors.

The lease rate is **\$6,100.00** per month. **TI available**

***Price Reduction* Office/Warehouse - 6,000 SF** – Building 6 Ste. 607 is approximately 600 SF of office and 5,400 SF of warehouse. It has a reception, 2 offices, kitchenette, and ADA restroom. **The warehouse is fully air-conditioned.**

The lease rate is reduced to

- **\$6,420.00 / month** for months 1-12
- **\$7,020.00 / month** for months 13-24
- **\$7,320.00 / month** for months 25-36
- **3 year** minimum



	GREATER HOUSTON COMMERCIAL REAL ESTATE	
	Katheryn Roberts, Broker katheryn@ghrs.com 832-640-3960	Angie Coumbe, Realtor® angie@ghrs.com 936-648-9253