

NEW SPACE AVAILABLE FOR LEASE

M

MARKET STREET BUSINESS PARK

THE PROPERTY

Market Street Business Park is an infill multi-tenant industrial park offering suites ranging from 600-15,000 SF of space across six buildings. The Park provides easy access to major thoroughfares of I-610 (0.9 Miles) and I-10 (0.5 Miles) by way of Market Street and Mercury Drive.

The park is professionally owned and managed by Pagewood. Significant capital improvements have been completed, including:

- Concrete repairs throughout the site
- New roofs installed and roof repairs completed on all six buildings
- New speculative improvements completed in vacancies, including new rollup doors, AC units, lighting, office & restroom finishes and metal framing, throughout the park
- Substantial improvements completed at 10205 Market Street, a single-tenant 14,500 SF opportunity, including:
 - Exterior building improvements completed including new metal framing and new paint
 - Spec office finishes and new lighting throughout, including a second floor of office plus mezzanine level in the warehouse
 - Concrete repairs completed in the dedicated yard and truck court
- New project branded signage installed throughout



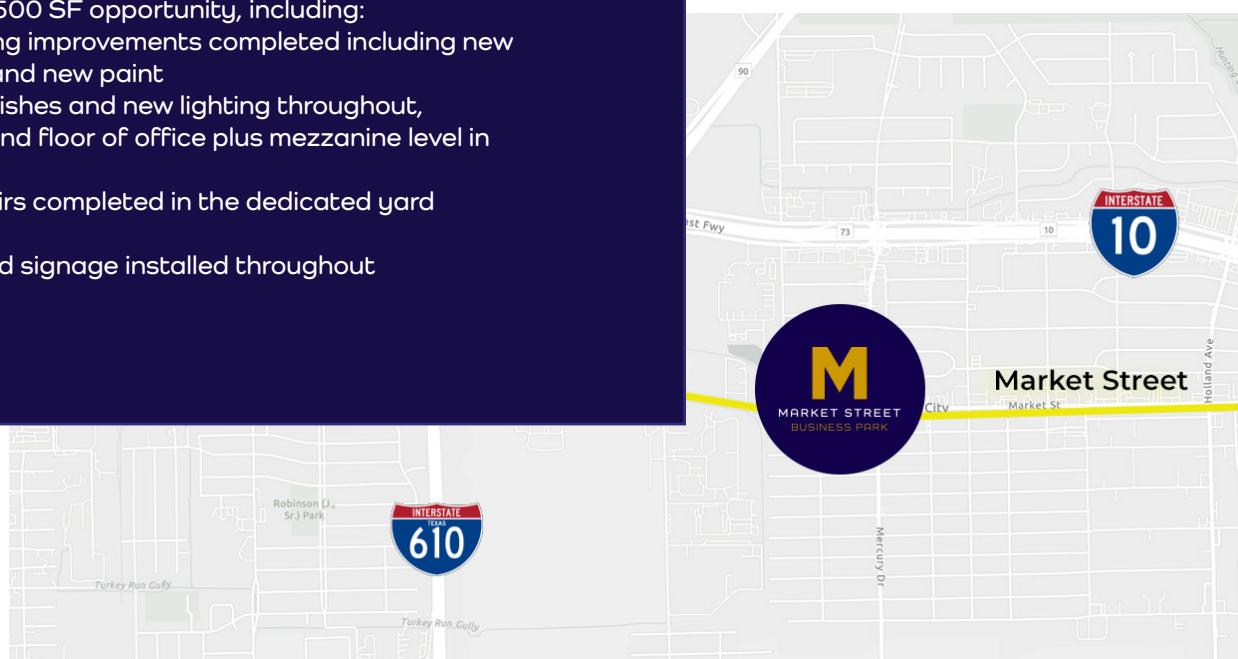
6 TOTAL
BUILDINGS

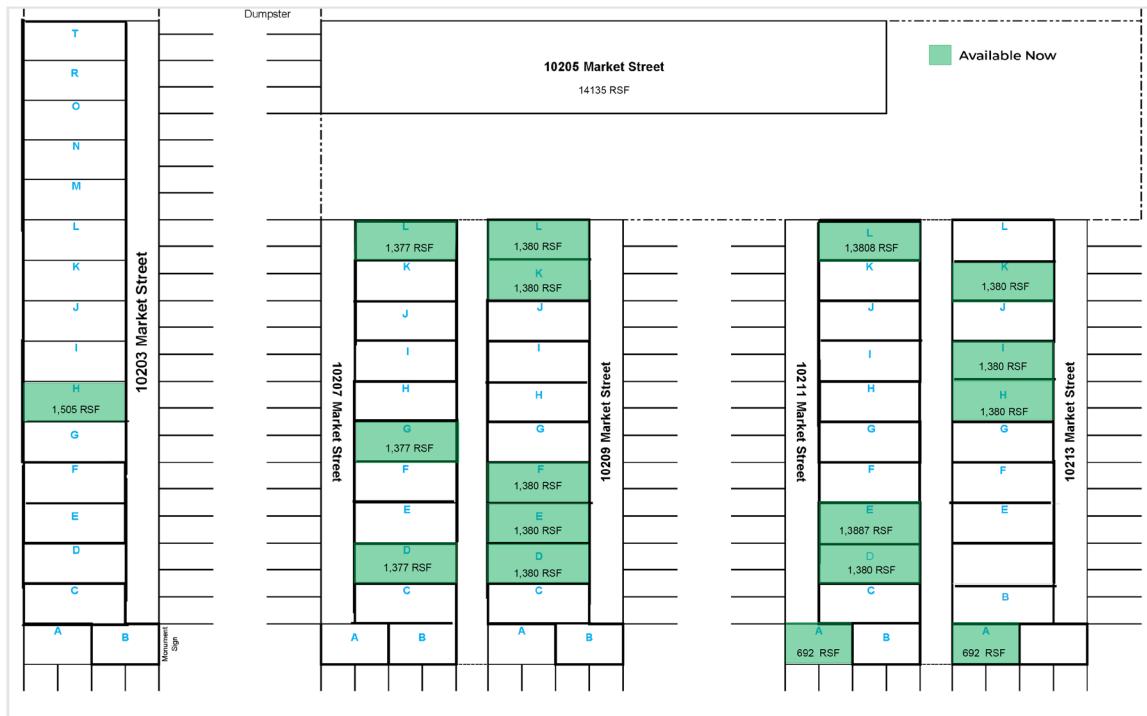


MOVE-IN
READY SUITES



RENOVATIONS
COMPLETED





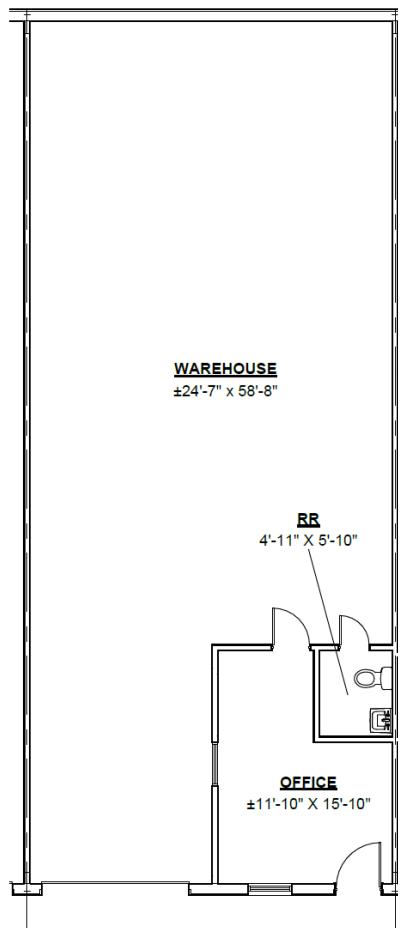
AVAILABLE UNITS

ADDRESS	SUITE	TOTAL SF
10203 Market Street	H	1,505
10207 Market Street	D	1,377
10207 Market Street	G	1,377
10207 Market Street	L	1,377
10209 Market Street	D	1,380
10209 Market Street	E	1,380
10209 Market Street	F	1,380
10209 Market Street	K	1,380
10209 Market Street	L	1,383
10211 Market Street	A	692
10211 Market Street	D	1,380
10211 Market Street	E	1,380
10211 Market Street	L	1,388
10213 Market Street	A	692
10213 Market Street	H	1,380
10213 Market Street	I	1,380
10213 Market Street	K	1,380

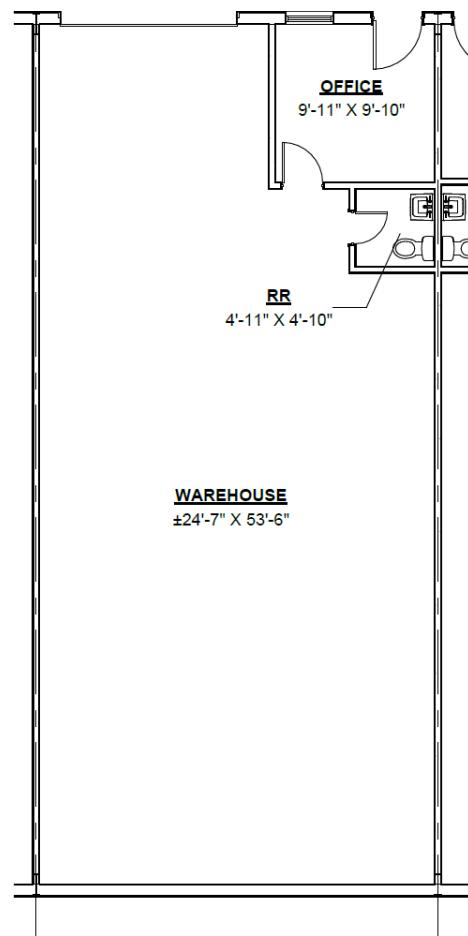


MARKET STREET
BUSINESS PARK

FLOOR PLANS



STANDARD
1,505 SF



STANDARD
1,377 SF

PARK HIGHLIGHTS

Building 1:

Building Size: 24,003 SF
Clear Height: 12'

Building 2:

Building Size: 15,122 SF
Clear Height: 12'

Building 3:

Building Size: 15,124 SF
Clear Height: 12'

Building 4:

Building Size: 15,122 SF
Clear Height: 12'

Building 5:

Building Size: 15,123 SF
Clear Height: 12'

Building 6:

Building Size: 14,435 SF
Clear Height: 20'

AMENITIES & FEATURES:

Move-in ready suites available featuring dedicated office space, restrooms, grade-level loading doors and dedicated parking spaces.





LEASED BY:



LEASING CONTACTS:

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OWNED & MANAGED BY:

PAGEWOOD®

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