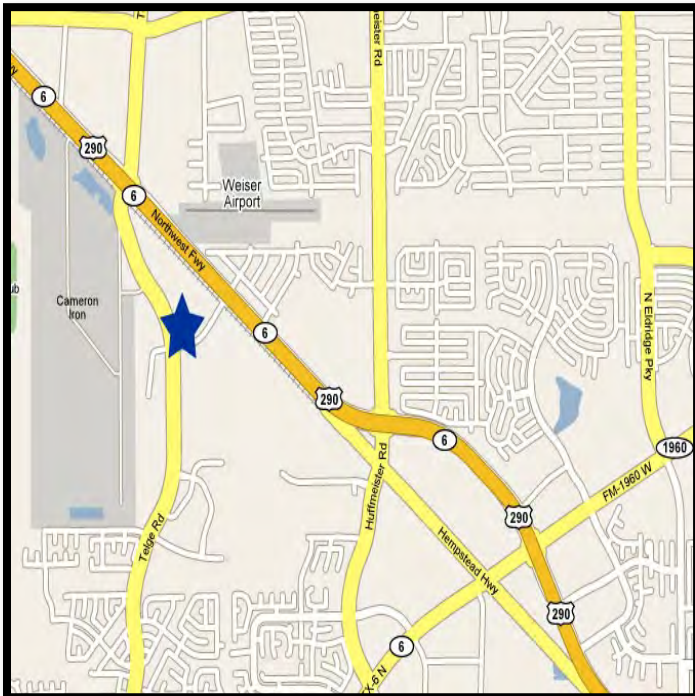




PROPERTY OVERVIEW

- 4,599 SF Building with 3,553 SF office and 1,047 SF warehouse.
- Location-Aberdeen Commerce Center.
- Convenient Parking for employees and Clients
- Tenant pays separate utilities, janitorial, inside maintenance and \$300/Mo POA fee (includes trash dumpster).
- Comcast Cable available.
- Base Year - 2022 Taxes, 2023 Ins.
- Key Map – 368 W.



DETAILS

| | |
|------------------|---------------------------------------|
| Building Size: | 4,599 SF |
| Available Space: | 4,599 SF |
| Occupancy Date: | Available |
| Price PSF: | \$11.90/SF/IG or \$4,576.00/MO |
| POA Fee: | \$300.00/MO |
| Term: | 5+ Years |

Area Description: Northwest location in Aberdeen Commerce Center, a 51-building complex, near Hwy 290 and Telge. Professionally maintained with easy access to Hwy 290 and FM 1960.

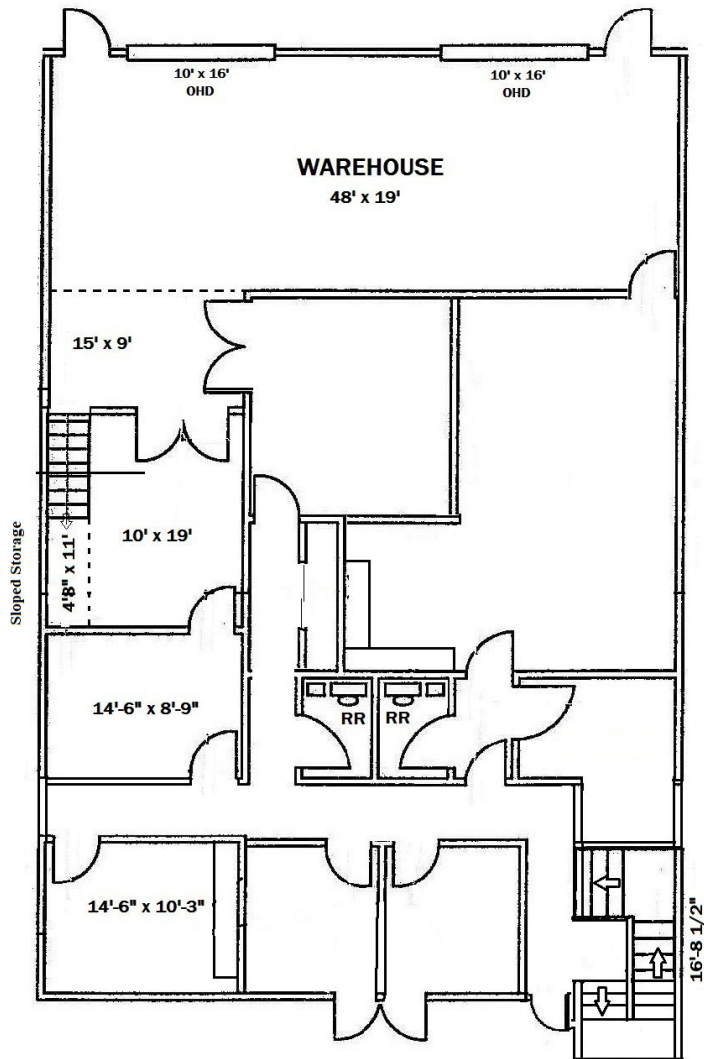
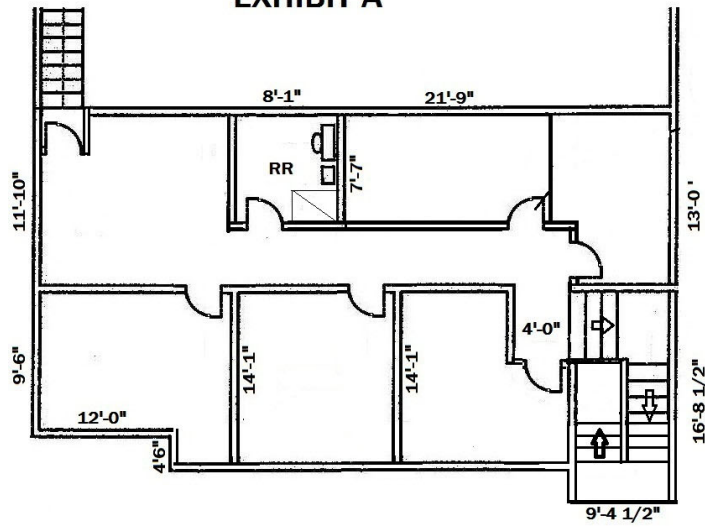
FOR MORE DETAILS CONTACT:

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Aberdeen Commercenter

9835 Whithorn Dr
EXHIBIT A



| | |
|---------------|------------------------|
| Office - | 3,552 SF |
| Warehouse - | <u>1,047 SF</u> |
| Total: | 4,599 SF |