

# 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 recently completed by Pagewood at Market Street Business Park, 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



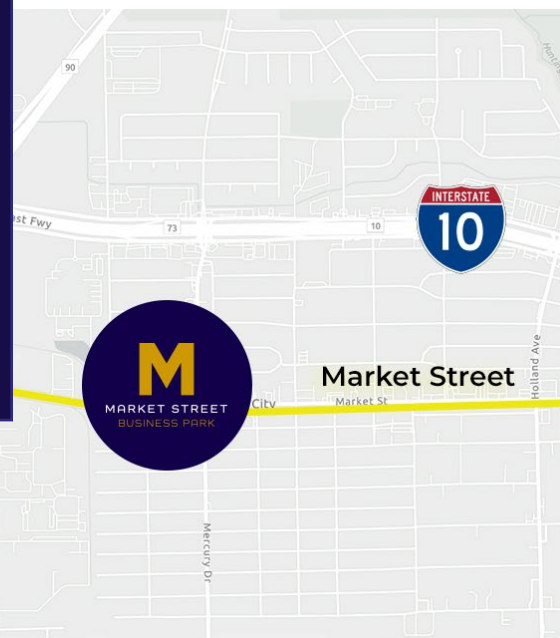
6 TOTAL  
BUILDINGS



MOVE-IN  
READY SUITES



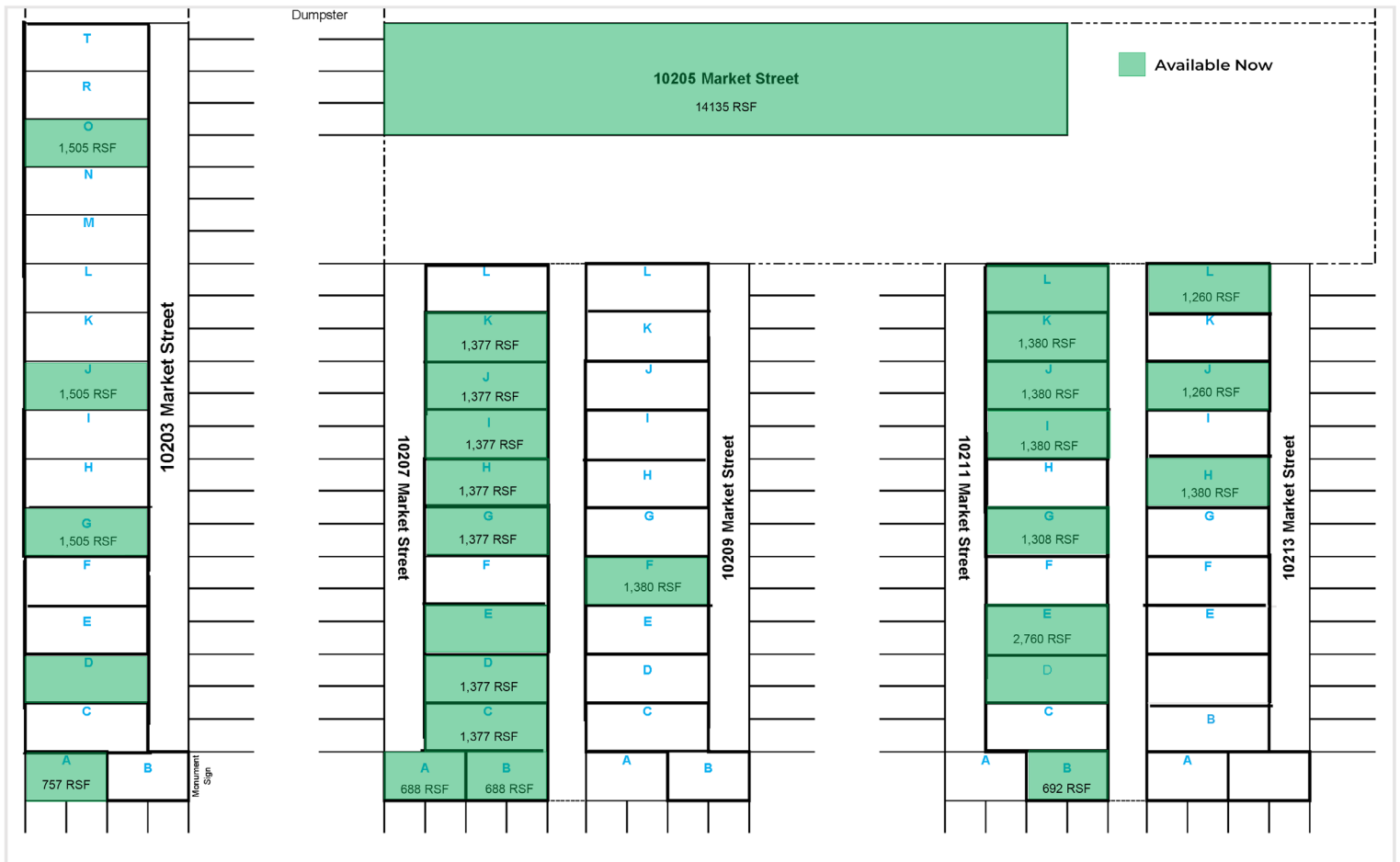
RENOVATIONS  
COMPLETED



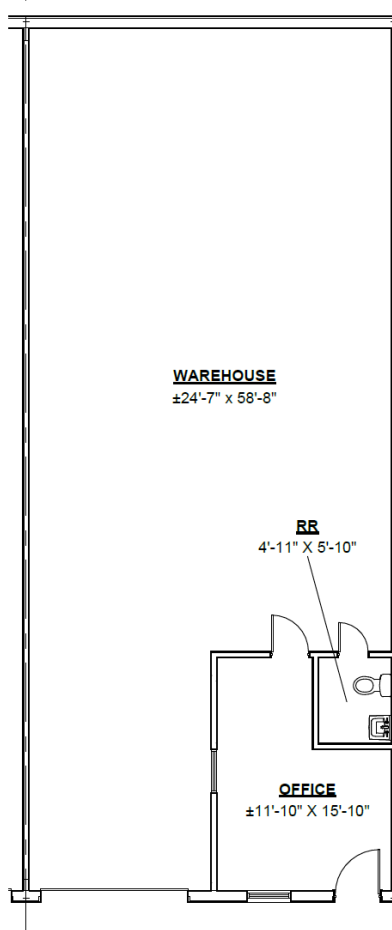


# MARKET STREET BUSINESS PARK

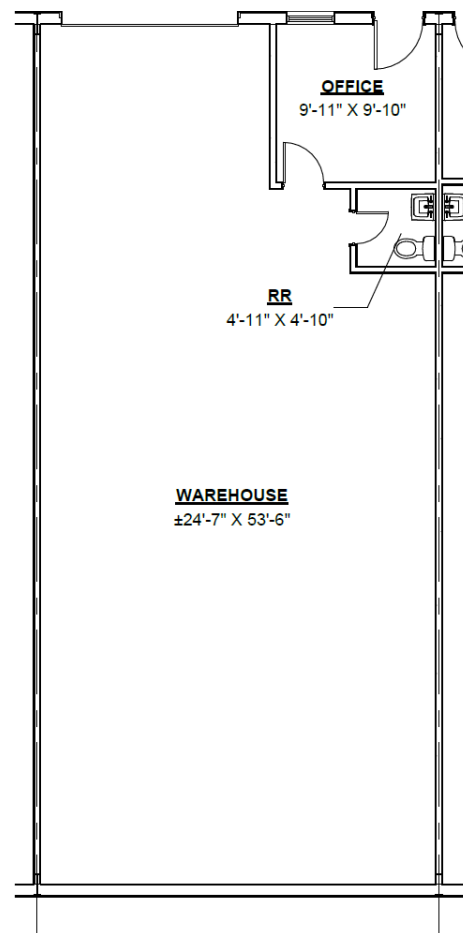
## SITEPLAN



## 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:



OWNED & MANAGED BY:

PAGEWOOD

LEASING CONTACTS:

DERICK PERKINS  
derickp@alpinecre.net  
432-296-2994

KYLE FISCHER  
kylef@alpinecre.net  
281-627-0834