

# FOR LEASE OR SALE

**INSITE**  
20,125 SQUARE FEET

## FRAZIER COMMERCE PARK



PHOTO NOT ACTUAL BUILDING

## FRAZIER COMMERCE PARK • CONROE, TX

- 20,125 SF
- Proposed distribution building
- Office built to suit
- Quadruple freeport tax exemption
- 28' Clear Height
- ESFR sprinkler system
- 2 dock-high loading doors
- 1 ramp with 12'W x 14'H door
- 130' truck apron
- Outside storage available
- Outside 100 & 500 year floodplains (no Harvey flooding)
- Located in 41 acre master planned deed restricted park
- Convenient access to I-45
- On/Off ramps in both directions



## CONTACT INFORMATION

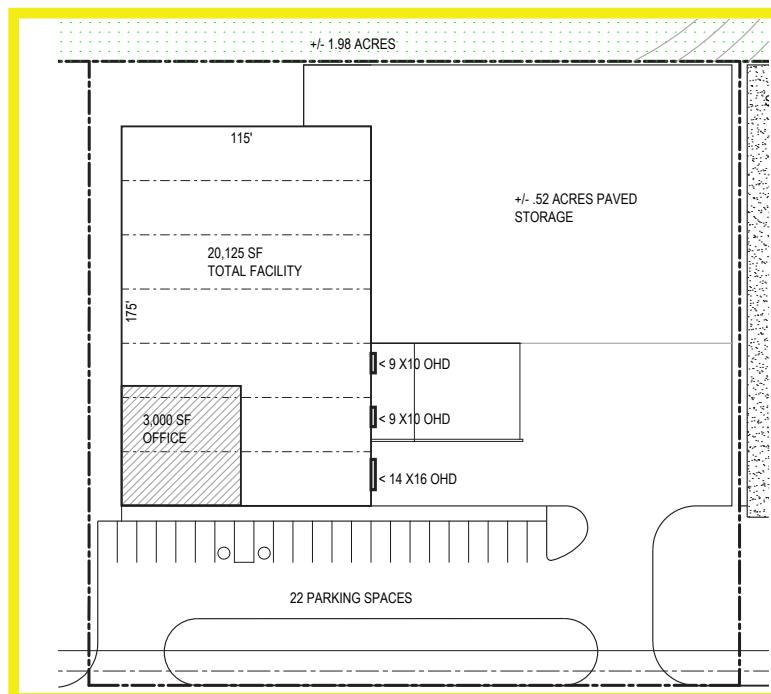
**STEVE HAZEL**  
[shazel@insiterealty.com](mailto:shazel@insiterealty.com)  
713.339.5317

**JOHN STAVINOHA**  
[jstavinoha@insiterealty.com](mailto:jstavinoha@insiterealty.com)  
713.339.5333

# FOR LEASE OR SALE

FRAZIER COMMERCE PARK • CONROE, TX

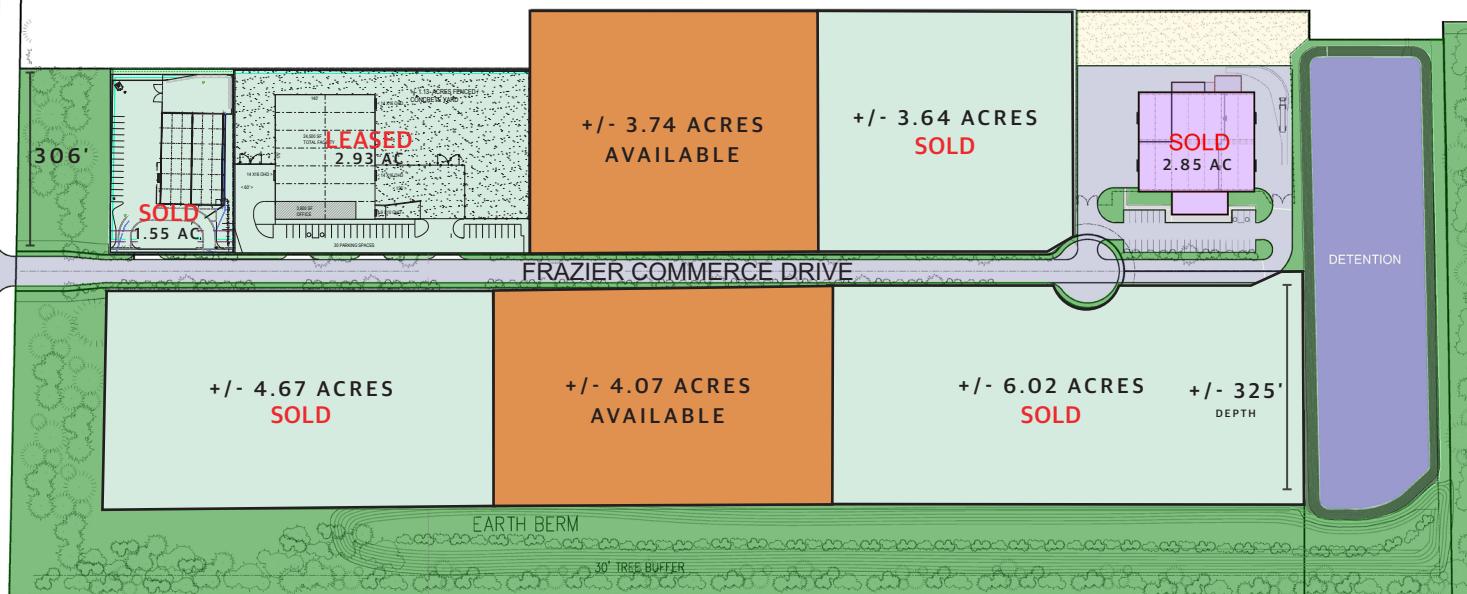
**INSITE**  
20,125 SQUARE FEET



TEAS RD **3083**

41 ACRE MASTER PLANNED DEED RESTRICTED PARK IN CONROE

N. FRAZIER ST 75



\* INTERNAL LOT LINES AND DEPICTIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND SUBJECT TO CHANGE. NOT TO SCALE.

**CONTACT INFORMATION**

**STEVE HAZEL**  
[shazel@insiterealty.com](mailto:shazel@insiterealty.com)  
 713.339.5317

**JOHN STAVINOHA**  
[jstavinoha@insiterealty.com](mailto:jstavinoha@insiterealty.com)  
 713.339.5333