



# PROPERTY SUMMARY

|                     |   |                                |  |
|---------------------|---|--------------------------------|--|
| <b>PROPERTY:</b>    | <b>Seaborn Business Park</b>  |                                |  |
| <b>ADDRESS:</b>     | 4077 Seaborn Rd, Ponder, TX 76259   |                                |  |
| <b>TYPE/ZONING:</b> | Commercial / Light Manufacturing  |                                |  |
| <b>AVAILABLE:</b>   | <u>Building 1</u> – 4,574 SF – Reception Area, 3 large Private Office & Rest Room (+/- 1,677 SF) – 1,220 SF Warehouse – 2 OHD – additional 1,677 SF loft for additional office/storage - Yard Space Available               |                                |  |
| <b>RATE:</b>        | \$10.00/ SF / YR + NNN (\$2.00/SF)  |                                |  |
| <b>TERMS:</b>       | Negotiable  |                                |  |
| <b>OHD's:</b>       | 12'X14' – Grade Level   |                                |  |
| <b>UTILITIES:</b>   | Tenants Expense - All existing to the site  |                                |  |
| <b>SIGNAGE:</b>     | Available – Monument and Building Signage   |                                |  |
| <b>PARKING:</b>     | Ample   |                                |  |
| <b>AGE:</b>         | Built 2025  |                                |  |
| <b>LISTED:</b>      | LoopNet, Costar, Crexi, and many other sites  |                                |  |
| <b>COMMENTS:</b>    | New industrial / business park with move in ready space. Negotiable on additional tenant improvements to suit. Large separate units available with great location for light manufacturing and come with designated parking. |                                |  |
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