

Aradio Zambrano

REAL ESTATE COMPANY

Commercial - Residential – Developments - Sales & Leasing Representation

Lake Business Drive Warehouse Park

Property Address

**14535 Lake Business Dr
Conroe, TX 77304**

Property Overview

- **Property Type:** Commercial Warehouse / Flex Industrial Park
- **Offering Type:** For Sale
- **Project Type:** New Construction Multi-Building Warehouse Park

Availability

- **Building 1 units 1-4: Available**
 - **Estimated Delivery:** June
- **Building 2 units 1-4 : Available**
 - **Estimated Delivery:** End of March
- **Building 3: SOLD**

Pricing

- **Sale Price:** \$279,000 per unit

Aradio Zambrano

REAL ESTATE COMPANY

Commercial - Residential – Developments - Sales & Leasing Representation

Building Specifications

- **Total Unit Size: 1,500 SF per unit**
 - **Office Space: Approximately 150 SF**
 - **Warehouse Space: Approximately 1,350 SF**
- **Expandable Space:**
 - **Units can be combined to create up to 6,000 SF of contiguous space**

Parking

- **Parking Allocation:**
 - **3 parking spaces per unit**
 - ***Parking count to be confirmed upon project completion***

Project Highlights

- **New construction commercial warehouse park**
- **Built-in office space in each unit**
- **Flexible unit configurations for owner-users or investors**
- **Ability to expand by combining adjacent units**
- **Close proximity to Lake Conroe**
- **Approximately 2 minutes from Highway 105**

Aradio Zambrano

REAL ESTATE COMPANY

Commercial - Residential – Developments - Sales & Leasing Representation

Ideal Uses

- **Warehouse / Distribution**
- **Contractor Storage**
- **Light Industrial**
- **Flex Office / Warehouse**

Location Advantages

- **Conroe, TX – high-growth North Houston market**
- **Convenient access to major roadways**
- **Strong surrounding commercial and industrial development**

For further information please contact:

Aradio Zambrano
281.898.1591
Aradio@AradioZambrano.com

Andre Hamel
832.998.3364
andre@aradiorealty.com