

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**
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Availability

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

- **Sale Price: \$279,000 per unit**
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61 Carlton Woods Drive, Bldg 2 Ste. B-2202, The Woodlands, TX 77382

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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**
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Parking

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

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

- **Conroe, TX – high-growth North Houston market**
 - **Convenient access to major roadways**
 - **Strong surrounding commercial and industrial development**
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For further information please contact:

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