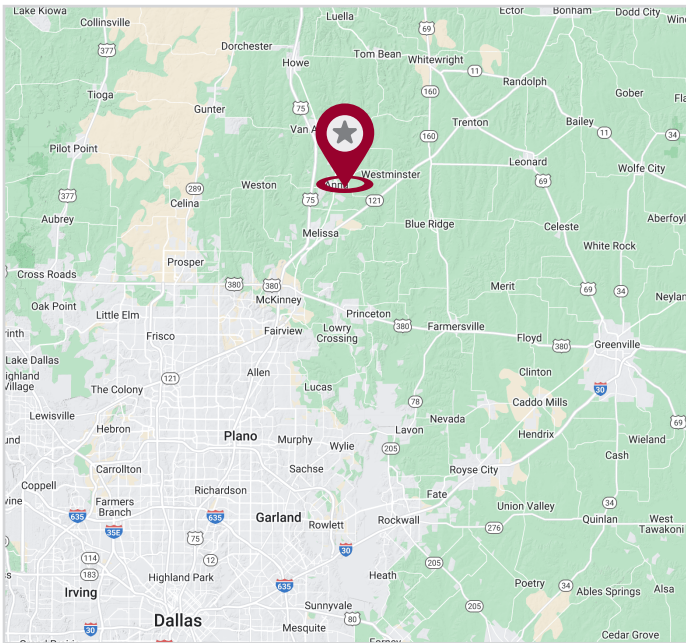


FOR LEASE

3 BUILDINGS TOTALING 34,984 SF



2438 FM 2862 | ANNA, TX 75409



LISTING HIGHLIGHTS

| | |
|---------------------|---------------------------------------|
| AVAILABLE SF | 3 Buildings totaling 34,984 SF |
| BLDG A | 11,700 SF |
| BLDG B | 11,700 SF |
| BLDG C | 11,584 SF |
| OFFICE SF | BTS (Ranging from 300 SF to 850 SF) |
| YEAR BUILT | 2025 |
| CLEAR HEIGHT | 20' |
| LOADING | Front load, grade level |
| POWER | 120 V single phase |
| PARKING | 45 total car parks |
| COMMENTS | Suites ranging from 2,304 - 11,700 SF |

Taylor Stell
tstell@lee-associates.com
214.558.1969

Brett Lewis, SIOR
blewis@lee-associates.com
972.934.4018

LEASED BY:

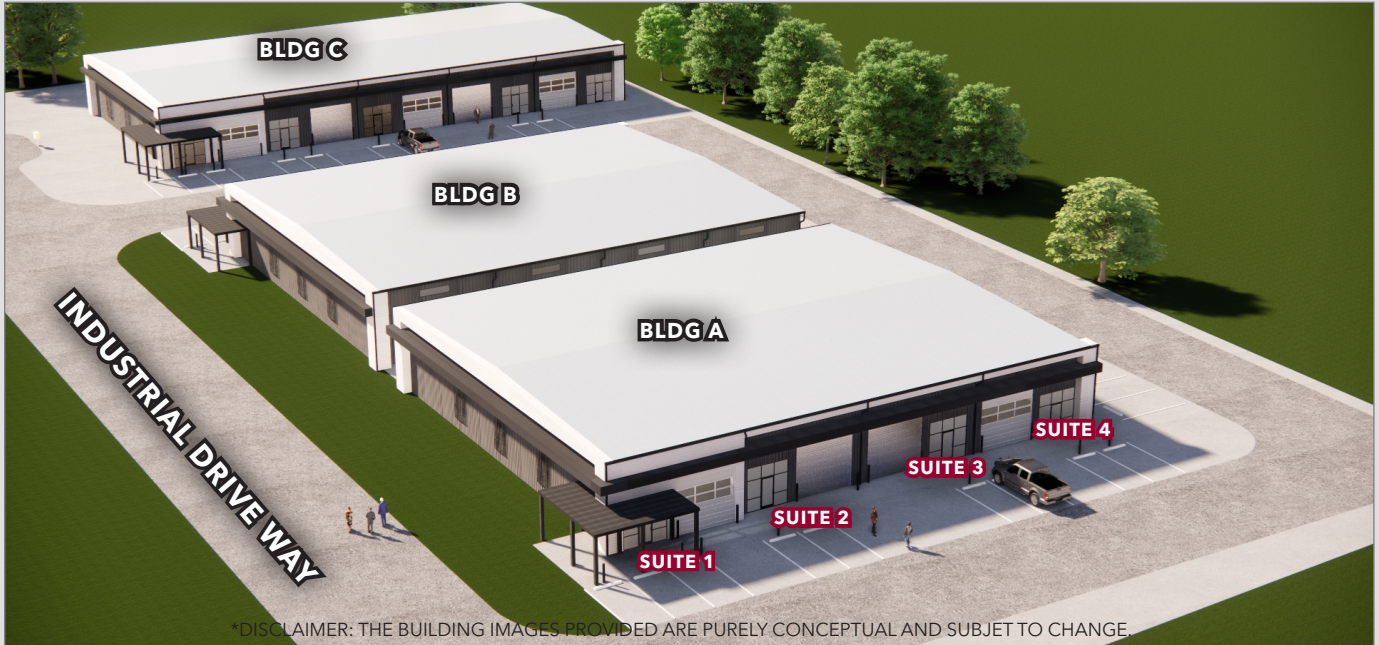


OWNED BY:

ANNA SHALLOW BAY, LLC

2,304 - 11,700 SF AVAILABLE

FOR LEASE



BUILDING A:

- Suite 1: 2,970 SF (Endcap)
- Suite 2: 2,910 SF
- Suite 3: 2,910 SF
- Suite 4: 2,910 SF

BUILDING B:

- Suite 1: 2,970 SF (Endcap)
- Suite 2: 2,910 SF
- Suite 3: 2,910 SF
- Suite 4: 2,910 SF

BUILDING C:

- Suite 1: 2,368 SF (Endcap)
- Suite 2: 2,304 SF
- Suite 3: 2,304 SF
- Suite 4: 2,304 SF
- Suite 5: 2,304 SF

BUILD TO SUIT OFFICE OPTIONS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Taylor Stell
tstell@lee-associates.com
214.558.1969

Brett Lewis, SIOR
blewis@lee-associates.com
972.934.4018

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED BY:

ANNA SHALLOW BAY, LLC

2,304 - 11,700 SF AVAILABLE

FOR LEASE



BUILDING A



BUILDING B



BUILDING C

Taylor Stell
tstell@lee-associates.com
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972.934.4018

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STANDARD OFFICE FLOORPLANS

FOR LEASE



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Brett Lewis, SIOR
blewis@lee-associates.com
972.934.4018

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