

Red River Business Park

5501 Bonham St, Paris, TX 75460

Presented by
Red River Business Park



Price: \$10.00 /SF/YR

Red River Business Park features security cameras onsite, Energy efficient LED lighting inside and out.

Flexible Office/Warehouse Space perfect for a small business owner.

Office size is 9x13 includes A/C and Heat with a restroom behind it.

Warehouses are fully insulated.

Grade level loading with 12x14 overhead door.
1,250 - 5,000 SF available

Ready to service the NE Texas and Red River Valley trade area.

Phase 1 is fully leased.

Pre-Leasing now for Phase 2 and will be available January 2024.

Be sure to get your spot reserved as they are going fast.

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Red River Business Park is a new construction Class A warehouse cluster in the Paris area.

Each building is 5,000 SF divisible down to 1,250 SF. Custom sizes are available.

Each unit consists of an air-conditioned office with a restroom and fully insulated warehouse.

Conveniently located on Hwy 82 just 1 mile West of Loop 286.

Phase 1 is fully leased.

Pre-leasing Phase 2 available January 2024. Reserve your unit now as they are leasing up fast.



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OW Exterior 1 Suite



OW 3 Buildings from East

Listing spaces

1st Floor Ste A

| | |
|-----------------|------------------|
| Space Available | 1,250 - 5,000 SF |
| Rental Rate | \$10.00 /SF/YR |
| Date Available | January 01, 2024 |
| Service Type | Industrial Gross |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 1 - 3 Years |

New construction! Pre-leasing Phase 2! Expected delivery Q1 2024! Custom Building sizes available.

Ste B

| | |
|-----------------|------------------|
| Space Available | 1,250 SF |
| Rental Rate | \$10.00 /SF/YR |
| Date Available | Now |
| Service Type | Industrial Gross |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 1 - 3 Years |

One 1,250 square foot space available in building one! 2,500 square foot suite - leased! 1,250 square foot suite - leased! Building three entirely leased.

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OW Inside large office

Listing spaces

Ste C+D

| | |
|-----------------|------------------|
| Space Available | 1,250 - 5,000 SF |
| Rental Rate | \$10.00 /SF/YR |
| Date Available | Now |
| Service Type | Industrial Gross |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 1 - 3 Years |

One 2,500 square foot space available in building two! Both 1,250 square foot suites in building two have leased! Building 3 entirely leased.

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Property Photos



OW office small full



OW restroom

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Property Photos



OW warehouse looking at office full



OW warehouse full

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Property Photos



OW warehouse looking at office



Drone of OW, CC and BT from East

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Property Photos



Drone overhead from NE



OW warehouse dumptruck

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Property Photos



OW Empty warehouse



OW warehouse

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Property Photos



OW warehouse - 2



OW nighttime 2 buildings - 2

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Property Photos

**Red River Business Park
Office & Warehouse Suites**

Standard
Office: 11'-11" x 11'-4"

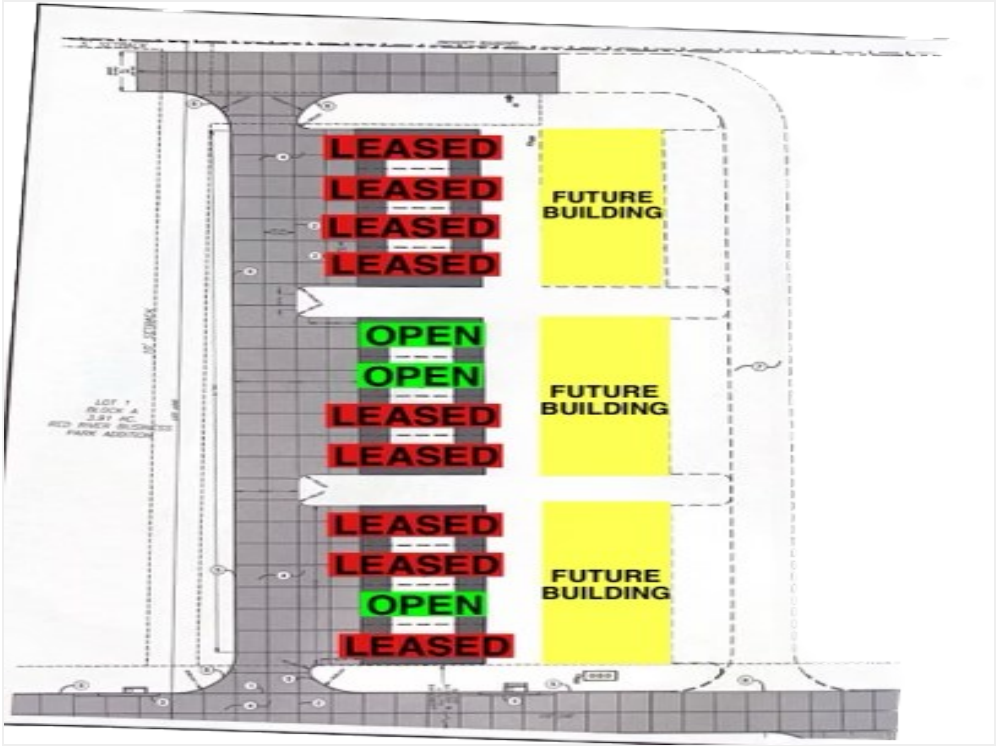
Upgrade
Reception: 11'-11" x 11'-4"
Office: 14'-2" x 11'-4"

Premium
Reception: 11'-11" x 11'-4"
Office: 21'-6" x 11'-4"

Each Suite will offer:

- LED Lighting inside and out
- Fully Insulated Warehouse
- 1,250 sq ft each office/warehouse suite
- 9 ft drop ceiling
- AC & heated office area
- Signage available for each suite
- 12 x 14 ft Roll Up Door
- Restroom with sink and toilet
- 1,250 - 5,000 sq ft available

Build out unit options



Building Photo

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Location

