

FOR SALE or LEASE

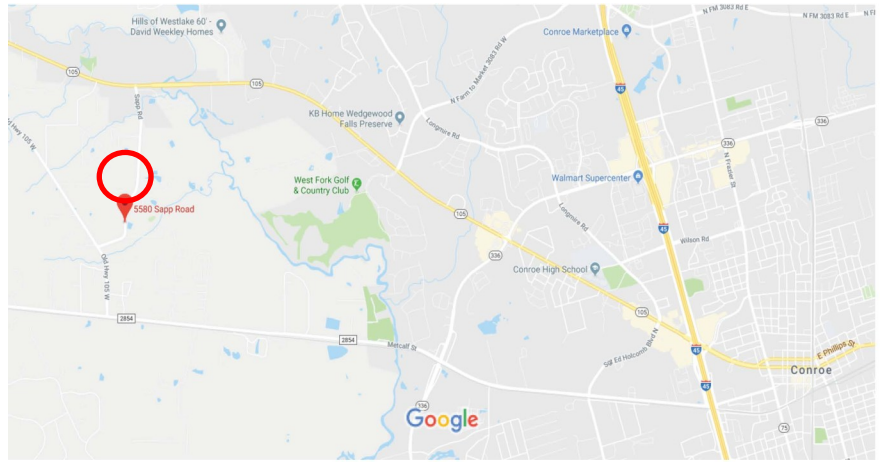
5580 SAPP RD, CONROE, TX 77304



Prime industrial location in record growth area of Conroe, Montgomery County. Fully air-conditioned warehouse and custom built offices (2013). Perfect location for office, industrial, distribution center. 9000sf warehouse, 900sf offices, and 1200sf storage. Fenced equipment yard with concrete slab and stabilized drive. Total footage 11,100sf. On 2.431 acres with frontage on Sapp Road. Adjoining 5.417 acres may also be for sale, fronting Old Highway 105. Great option for access to two entrances and room to expand.

FEATURES

- ⇒ Excellent freestanding bldg, room to expand
- ⇒ Just 10 minutes to I-45
- ⇒ Fenced and gated yard
- ⇒ Fully air-conditioned warehouse
- ⇒ 3-Phase Power, 1200 Amp
- ⇒ Crane Ready, 18' eave height
- ⇒ 3 Private mgmt offices, separate shop office
- ⇒ Overhead storage with forklift access
- ⇒ Private well and septic



For More Information, Contact:

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