

# PROPERTY SUMMARY



<b>PROPERTY:</b>	<b>MH Corporate Office</b>		
<b>LOCATION:</b>	7420 FM 2449, Ponder, TX 76259		
<b>POTENTIAL USE:</b>	Head Quarters   Professional Office Building		
<b>AVAILABILITY:</b>	<u>17,189 RSF</u> – Private Entrance and reception, Sixteen (16) private offices, two (2) conference rooms, two (2) kitchenettes, four (4) private restrooms. +/- 5,000 SF warehouse attached.		
<b>UTILITIES:</b>	Tenants Expense – All existing to the site		
<b>SIGNAGE:</b>	Building façade & Entry		
<b>PARKING:</b>	Private Parking Lot		
<b>RATE:</b>	\$12.00 / SF / Yr + \$4.00 NNN		
<b>TERMS:</b>	Negotiable		
<b>TI:</b>	Negotiable		
<b>COMMENTS:</b>	A location that works as hard as you do. This office/warehouse space delivers polished interiors, versatile functionality, and unbeatable visibility on FM 2449. Enjoy direct connectivity to I-35W and FM 156, putting your business within reach of key logistics and growth corridors across DFW. Ready on day one — bring your operation and get to work.		
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