



PROPERTY SUMMARY

PROPERTY:	Seaborn Business Park		
ADDRESS:	4077 Seaborn Rd, Ponder, TX 76259		
TYPE/ZONING:	Commercial / Light Manufacturing		
AVAILABLE:	<u>Building 1</u> – 4,574 SF – Reception Area, 3 large Private Office & Rest Room (+/- 1,677 SF) – 1,220 SF Warehouse – 2 OHD – additional 1,677 SF loft for additional office/storage - Yard Space Available		
RATE:	\$12.00/ SF / YR + NNN (\$2.00/SF)		
TERMS:	Negotiable		
OHD's:	12'X14' – Grade Level		
UTILITIES:	Tenants Expense - All existing to the site		
SIGNAGE:	Available – Monument and Building Signage		
PARKING:	Ample		
AGE:	Built 2025		
LISTED:	LoopNet, Costar, Crexi, and many other sites		
COMMENTS:	New industrial / business park with move in ready space. Negotiable on additional tenant improvements to suit. Large separate units available with great location for light manufacturing and come with designated parking.		
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