



 **JLL** SEE A BRIGHTER WAY

For sale

**±8,100 SF on ±5 AC stabilized yard
with highway 290 frontage**

10959 Hwy 290 W
Brenham, TX 77833

Total improvements

- 8,100 SF
- 5 acres stabilized
- Fully fenced/secured yard with lighting and two swing gates
- 535 ft. of frontage on U.S. HWY 290
- Two curb cuts
- Freeway signage in place
- Well and Septic
- Fiber internet provided by AT&T



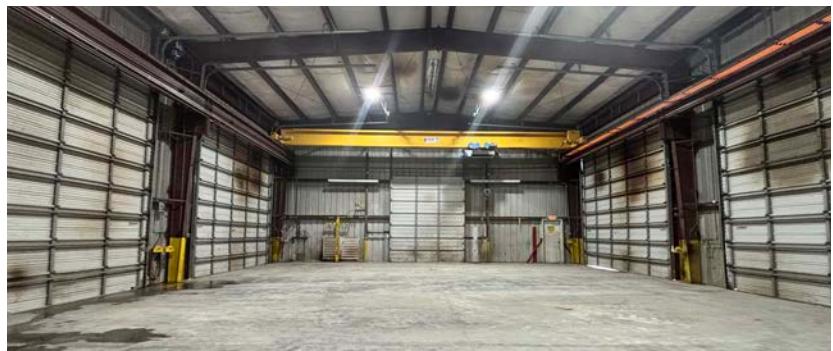
Building breakdown

Building 1

	6,048 SF Total		Drive through capable		Loading doors:
	4,360 SF warehouse		Mezzanine storage		Cranes:
	1,240 SF office includes 4 privates, office/shop restrooms, IT closet		Power: 3 phase, 480v		• (1) 10-ton with 15' hook height
	448 SF enclosed shipping/receiving area		Insulated		• (1) 2-ton
	600 SF covered, outside storage (not included in square footage)		Lighting: LED, T5, fluorescent		Clear height: 18'-22' (16'-21' eave)

Building 2

	1,000 SF warehouse
	400 SF lean-to area
	Wash bay
	1,500 SF with drainage



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