 **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



4,360 SF warehouse



1,240 SF office includes
4 privates, office/shop
restrooms, IT closet



448 SF enclosed
shipping/receiving area



600 SF covered, outside
storage (not included in
square footage)



Drive through capable



Mezzanine storage



Power: 3 phase, 480v



Plumbed for water,
gas & air



Insulated



Lighting: LED, T5,
fluorescent



Loading doors:

- (4) 15'w x 18'h
- 12'w x 14'h
- 16'w x 14'h
- 10'w x 14'h



Cranes:

- (1) 10-ton with 15'
hook height
- (1) 2-ton



Clear height: 18'-22'
(16'-21' eave)

Building 2



1,000 SF warehouse



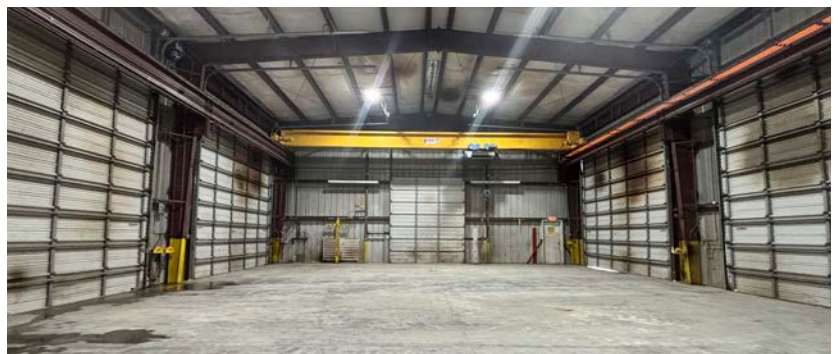
400 SF lean-to area



Wash bay



1,500 SF with drainage





For sale



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