

# McDougal & Moore

**7200 SQ FT WAREHOUSE  
FOR LEASE \$9,500/Mo.  
5023 LEONARD ROAD  
BRYAN, TX 77807**



## FEATURING

**NEAR EXPO CENTER  
6750 SF OPEN WAREHOUSE**

**450 SF OFFICE  
NNN LEASE**

## PROPERTY DESCRIPTION

**GREAT COMMERCIAL PROPERTY WITH 7200 SF METAL BUILDING, BRICK FACING ON FRONT PLUS 2 DRIVE-THROUGH OH DOORS (12'H X 16'W, GRADE LEVEL). GOOD LOCATION FOR SMALL BUSINESS WITH EASY ACCESS. LOCATED ON 9 ACRES UNIMPROVED YARD; RENT DOES NOT INCLUDE UTILITIES, PROPERTY EXPENSES, OR BUILDING SERVICES.**

## LOCATION DESCRIPTION

**LOCATED ON THE SOUTH SIDE OF LEONARD ROAD, MIDWAY BETWEEN SH 47 AND HARVEY MITCHELL PKWY, IN BRYAN'S ETJ. BRYAN IS CENTRALLY LOCATED IN TRIANGULAR AREA BOUNDED BY HOUSTON, DALLAS/FORT WORTH, AND AUSTIN/SAN ANTONIO; 75% OF TEXAS POPULATION RESIDES IN THIS AREA.**

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANT OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS, OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

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