

# REDUCED RATE!



## For Lease

**±12,000 SF industrial warehouse**

### Site features:

- **Size:** ±12,000 SF (120' x 100') on up to ±2.7 Acres net usable stabilized land
- **Construction Type:** Metallic construction
- **Slab:** 6"
- **Clear Height:** 20'
- **Loading:** Grade level
- **Doors:** Four (4) 12' x 14' overhead doors
- **Power:** 3phase 220v
- 2024 Construction
- Can Be Sprinklered
- **Lease Rate:** \$1.05/SF NNN  
\$0.92/SF NNN
- Available Immediately

**FM 2854 Business Park**  
**12344 FM 2854**  
**Conroe, TX 77304**

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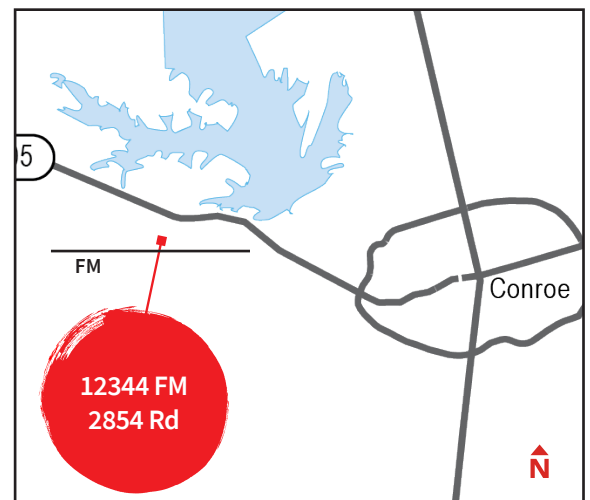
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Jones Lang LaSalle Brokerage, Inc.



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DESTINATION	DISTANCE	APPROXIMATE DRIVE TIME
I-45	±5 miles	9 minutes
Conroe	±5 miles	10 minutes
The Woodlands	±15 miles	17 minutes
Highway 99	±20 miles	22 minutes
Beltway 8	±30 miles	31 minutes
I-610	±40 miles	42 minutes
Dallas	±200 miles	3 hours

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