



Not Actual Building

For Sale or Lease

±12,000 s.f. crane ready building - Proposal

Site features:

- **Size:** ±12,000 s.f. building (120' x 100') on ± 1.3 acres of land with more available.
- Building designed with expansion capabilities
- **Office:** ±1,200 s.f. (expandable)
- **Crane ready:** 10-ton with 20' hook height
- **Construction type:** Metallic construction/brick facade office
- **Slab:** 6"
- **Clear height:** 26'
- **Truck apron:** ± 100'
- **Span:** 2 - 60' clear span bays
- **Loading:** Grade level (truck well or ramp possible)
- **Doors:** Three (3) 12' x 14' overhead doors
- **Power:** 3 phase, 480 volt, 600 amp
- **Lighting:** T-5 lighting
- **Parking:** 16 spaces with room for more
- Build to suits available - Over ±16.01 acres remaining
- Park offers visibility from Highway 288, offers easy ingress/egress and frontage on three (3) streets
- Average daily traffic volume: 34,000 vehicles per day
- Lease rate: \$0.84/s.f. NNN
- Sale price: \$1,200,000.00

Angleton 288 Industrial Park
Highway 288 @ CR 341 @ CR 44

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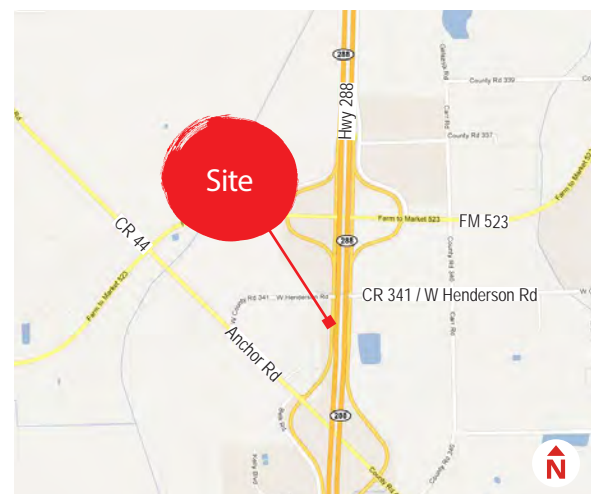
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±12,000 s.f. crane ready manufacturing/distribution building

Angleton 288 Industrial Park | Angleton, TX 77515

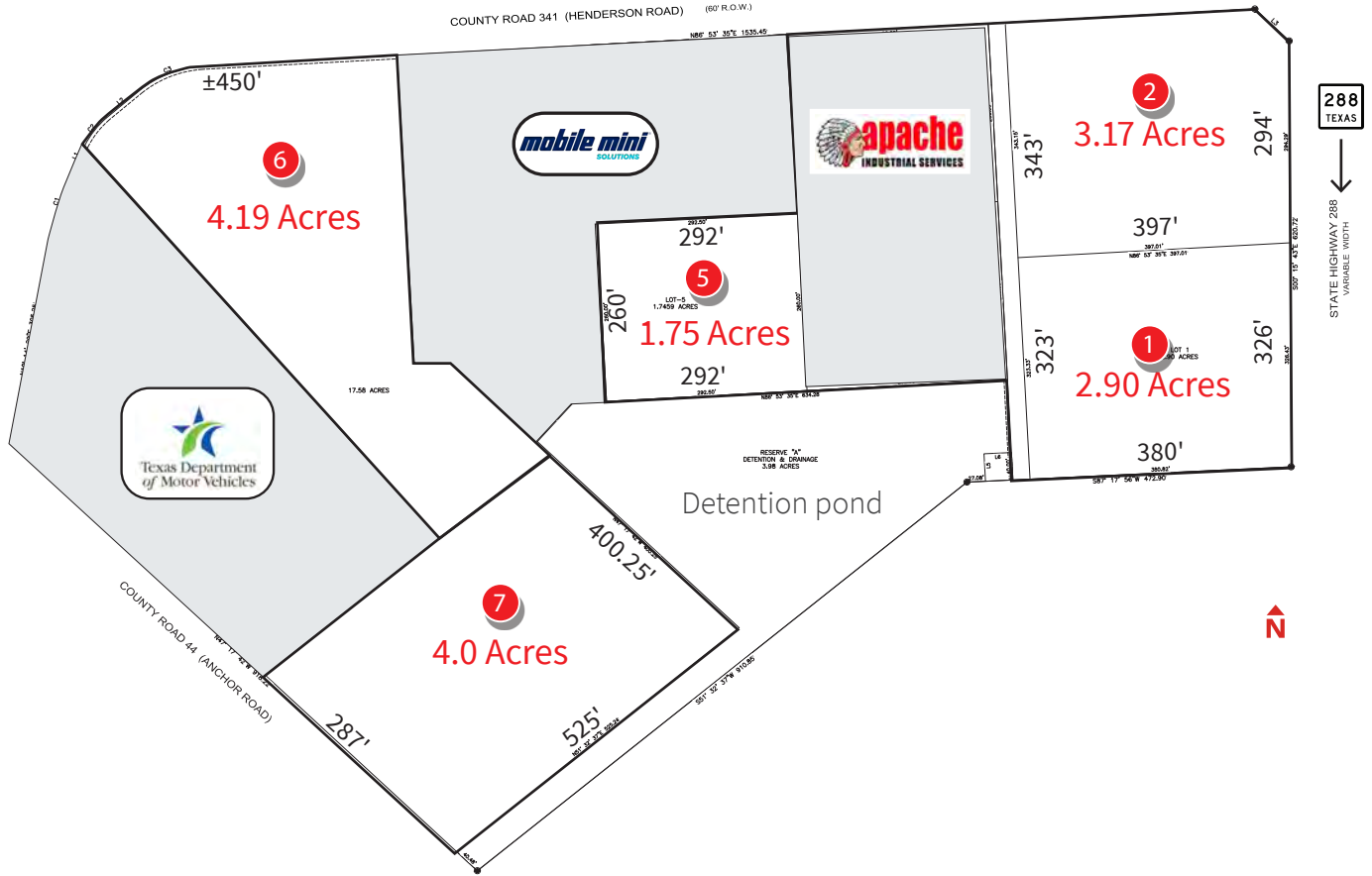


| DESTINATION | DISTANCE | APPROXIMATE DRIVE TIME |
|-------------------------|-----------|------------------------|
| Brazoria County Airport | ~5 miles | 7 minutes |
| Lake Jackson | ~11 miles | 10 minutes |
| Clute | ~14 miles | 12 minutes |
| Oyster Creek | ~18 miles | 20 minutes |
| Freeport | ~20 miles | 21 minutes |
| Sweeny | ~25 miles | 26 minutes |

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| PARCEL | ACRES | SQUARE FEET | PRICE PSF | TOTAL PRICE | STATUS |
|--------|-------|-------------|------------|--------------|-----------|
| Lot-1 | 2.90 | 126,324 | \$6.50 psf | \$821,106.00 | Available |
| Lot-2 | 3.17 | 138,085 | \$6.50 psf | \$897,552.50 | Available |
| Lot-5 | 1.75 | 76,230 | \$3.25 psf | \$247,747.50 | Available |
| Lot-6 | 4.19 | 182,516 | \$3.25 psf | \$593,177.00 | Available |
| Lot-7 | 4.00 | 174,240 | \$3.25 psf | \$566,280.00 | Available |

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NORTH FACING AERIAL

