



HANNA BUSINESS PARK

26797 / 26803 Hanna Road, Oak Ridge North, Texas 77385

Hanna Business Park is located on an 11.6-acre tract near the corner of Robinson Road and Hanna Road in a warehouse area setting. It is an exceptionally flexible facility featuring metallic buildings that provide 203,000 square feet of enclosed retail/office/warehouse/flex space.

AVAILABLE SPACE:

*** Sublease * Office/Warehouse - 2,250 SF** – Building 9 Ste. 2 is approximately 522 SF of office and 1,728 SF of warehouse space. It has a reception, bullpen/open concept office area, data center, kitchenette, and ADA restroom. It provides multiple access points into the warehouse. It has 1 grade level roll-up door in the front of the suite. The lease rate is:

Base Rate: \$.96 / SF + \$.42 / SF NNN = \$1.38/SF
= **\$3,100.00 per month**. Sublease ends 8/31/2028.

*** Sublease * Office/Warehouse - 4,000 SF** – Building 1 Ste. 9&10 is approximately 1,000 SF of office space and 3,000 SF of warehouse space. It offers a reception, 3 offices, 1 ADA restroom and 1 shop restroom. It has 2 grade level roll-up doors. The lease rate is **\$4,200.00 / month**. Sublease ends 8/31/2027.

***Price Reduction* Office/Warehouse - 5,000 SF** – Building 1 Ste. 6&7 is approximately 650 SF of office build-out and 4,350 SF of warehouse space. It offers a reception area, 2 offices, and 2 ADA restrooms, one with a shower. It has 3 grade level roll-up doors. The lease rate is: Base Rate: \$.80 / SF + \$.46 / SF NNN = \$1.26/SF = **\$6,300.00 per month. TI available**

***Price Reduction* Office/Warehouse - 6,000 SF** – Building 6 Ste. 607 is approximately 600 SF of office and 5,400 SF of warehouse. It has a reception, 2 offices, kitchenette, and ADA restroom. It has 2 grade level roll-up doors.

The warehouse is fully air-conditioned.

The lease rate is reduced to

- Base Rate: \$.67 / SF + \$.44 / SF NNN = \$1.11 = **\$6,660.00 / month for months 1-12**
- Base Rate: \$.77 / SF + \$.44 / SF NNN = \$1.21 = **\$7,260.00 / month for months 13-24**
- Base Rate: \$.82 / SF + \$.44 / SF NNN = \$1.26 = **\$7,560.00 / month for months 25-36**
- **3 year minimum**





**GREATER HOUSTON
COMMERCIAL REAL ESTATE**

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