

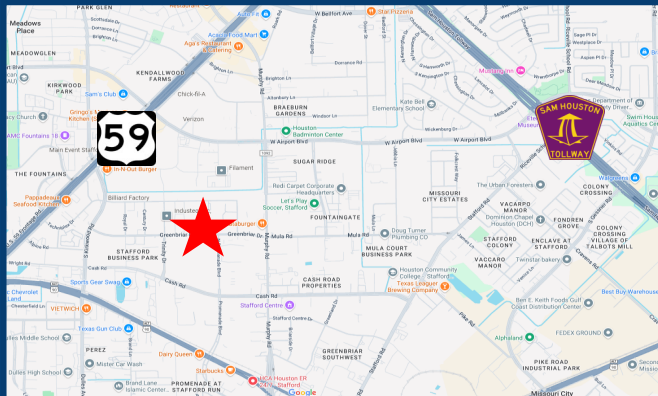
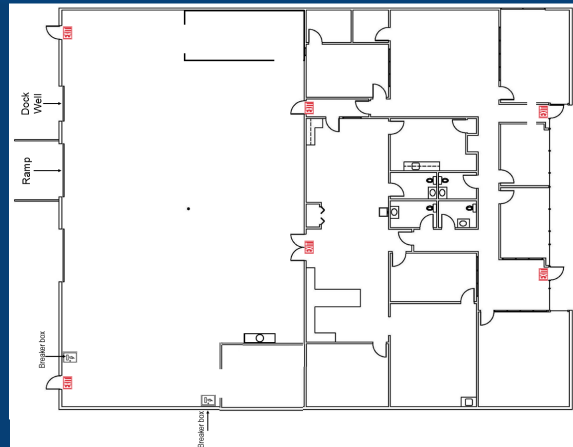
# INDUSTRIAL / FLEX SPACE FOR LEASE

**4003 GREENBRIAR  
SUITE D  
STAFFORD, TX 77477**



## PROPERTY INFORMATION

- 10,100 sq. ft. Office/Warehouse total
- 5,050 sq. ft. office
- 20' clear height
- Dock well (one); Semi dock (two); Ramp (one)
- Freeport exemption for qualified tenants
- Starting Rate: \$0.90 psf/mo. + NNN
- \$0.28 psf/mo. (est. operating expenses)



**Evtex Companies**  
**5100 Westheimer | Ste. 155**  
**Houston, TX 77056**  
**713.629.5535**  
**Robyn Berry or Joe Evans**

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current 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 thorough independent investigation of this property to determine the suitability of the property for your needs.