




**FOR LEASE**

# 4,500 SF SINGLE TENANT INDUSTRIAL BLDG

2008 Aiport Rd, Conroe, TX 77303

 **JUAN C. SANCHEZ**  
Managing Principal

 M 832.607.8678  
O 281.407.0601



Juan@SenderoGroup.net



**SENDERO**  
REAL ESTATE



## PROPERTY DETAILS

This business park is located in the booming Conroe market just down the road from 'Conroe Park North' which is a 1,656 acre industrial park development owned by the City of Conroe EDC that is home to international, national, and regional users including AirGas, Bauer Pileco, FedEx Freight, Five Below, NOV, and McKesson. This 2 acre site has 3 buildings, one 4,500 SF single tenant building and two 9,000 SF multi-tenant buildings. All suites are turn-key with 1,500 SF office build-outs and 3,000 SF warehouses with ample parking. Located on Airport Rd only 0.5 mile south of the Loop 336/ FM 3083 intersection, 2 miles North of Hwy 105 & 3 miles East of I-45. Please call to schedule a showing.

## LOCATION INFORMATION

LOCATION	Airport Rd, SE of FM 3083, South of Loop 336, North of Hwy 105, and East of I-45
SUBMARKET	Conroe
SIZE	4,500 SF
PARKING	8 SPACES
LEASE TYPE	NNN (est \$3/sf/yr)
TERM	3-5 YEARS
PRICE	\$10.50/SF/YR
UTILITIES	City of Conroe

## AVAILABLE UNITS

### ONE UNIT AVAILABLE:

ADDRESS: 2008 Airport Road,  
Conroe, TX 77303

UNIT SIZE: 4,500 SF

OFFICE SIZE: 1,500 SF

WAREHOUSE SIZE: 3,000 SF

DOORS: TWO (2) 12X14' BAY DOORS

CLEAR HEIGHT: 18'

PARKING SPACES: 8 DEDICATED

BLDG TYPE: SINGLE-TENANT

## PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED ON AIRPORT RD ONLY 0.5 MILE SOUTH OF THE LOOP 336/FM 3083 INTERSECTION, 2 MILES NORTH OF HWY 105 & 3 MILES EAST OF I-45
- ⊕ BOOMING INDUSTRIAL CORRIDOR
- ⊕ NO FLOOD PLAIN.
- ⊕ LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE

# DEMOGRAPHIC SUMMARY

1998 Beach Airport Rd, Conroe, Texas, 77301

Drive time of 20 minutes

## KEY FACTS

178,735

Population



65,267

Households

36.4

Median Age

\$64,330

Median Disposable Income

## EDUCATION

13.0%

No High School Diploma



28.0%

High School Graduate



27.9%

Some College/Associate's Degree



31.1%

Bachelor's/Graduate/Prof Degree

## INCOME



\$78,216

Median Household Income



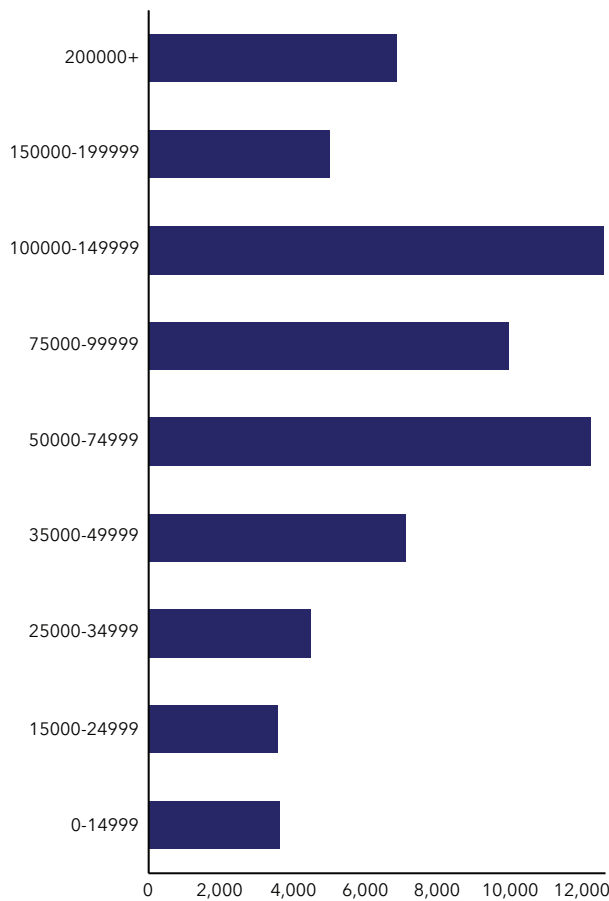
\$38,421

Per Capita Income

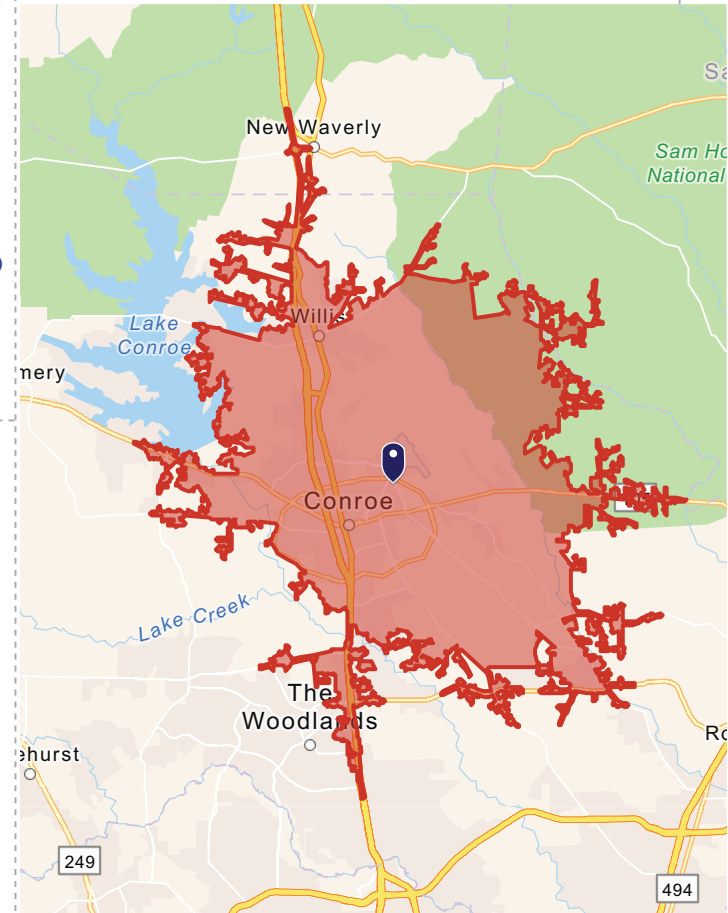


\$213,846

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



55.2%

White Collar



Blue Collar



Services

27.9%

19.6%

Unemployment Rate



RECEPTION



WAREHOUSE W/TWO BAY DOORS



RESTROOM (ONE OF TWO)



OFFICE (ONE OF THREE) W/WAREHOUSE VIEW

