

3904 N TEXAS AVE.

BRYAN, TX 77803



±55,404 SF ON ±6.10 ACRES AVAILABLE FOR LEASE
LEASE RATE: \$12.00/SF NNN



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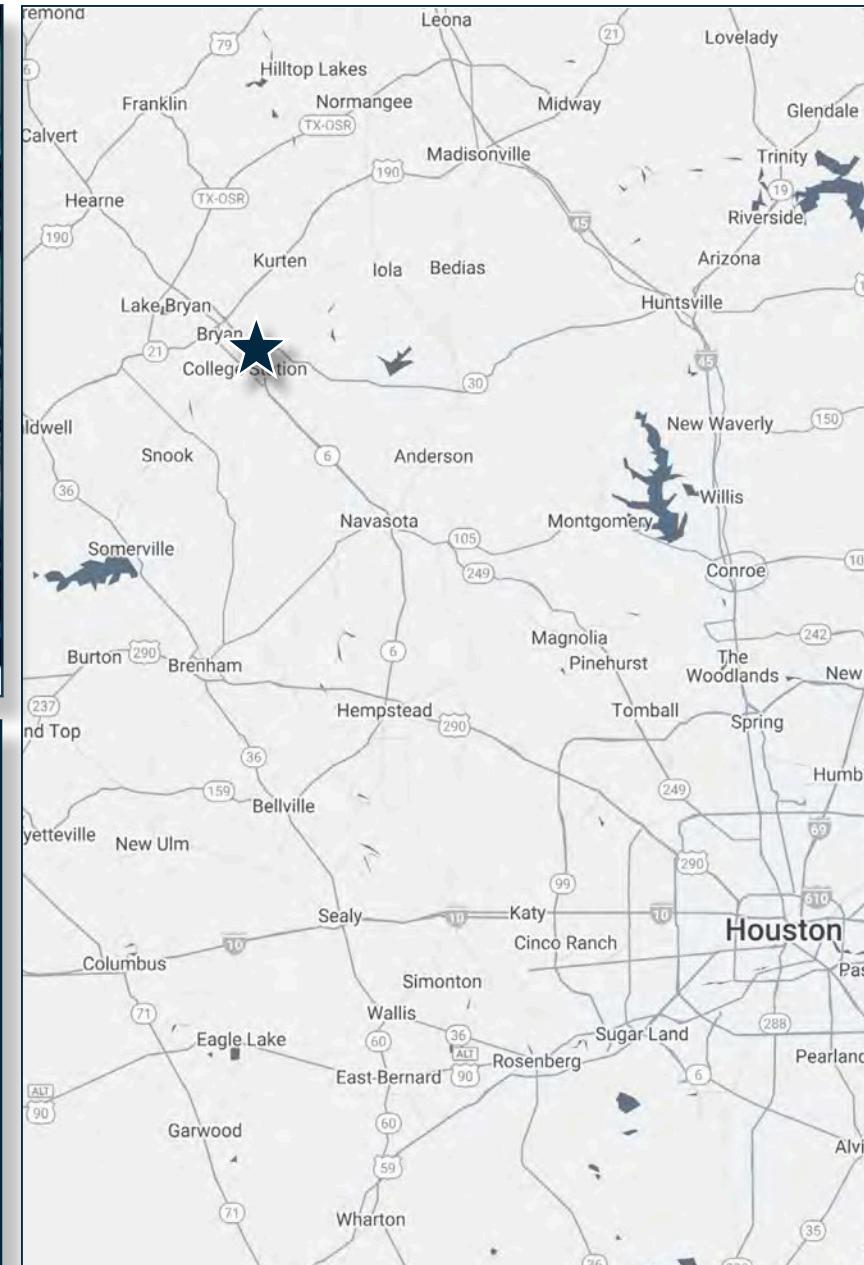
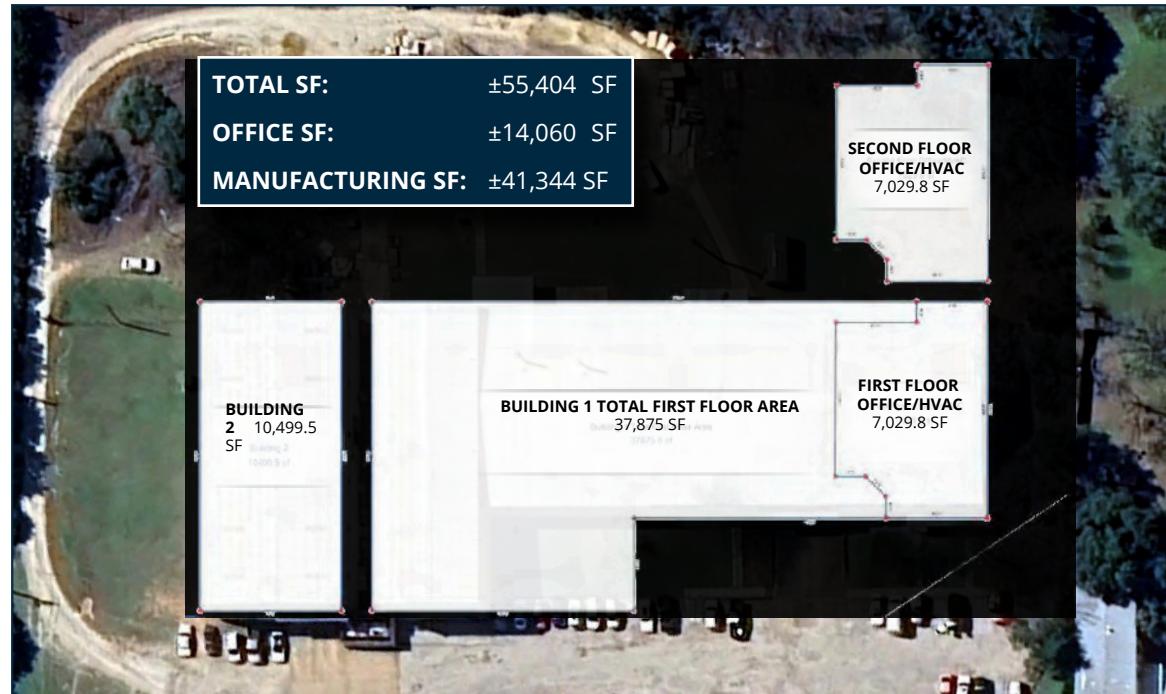
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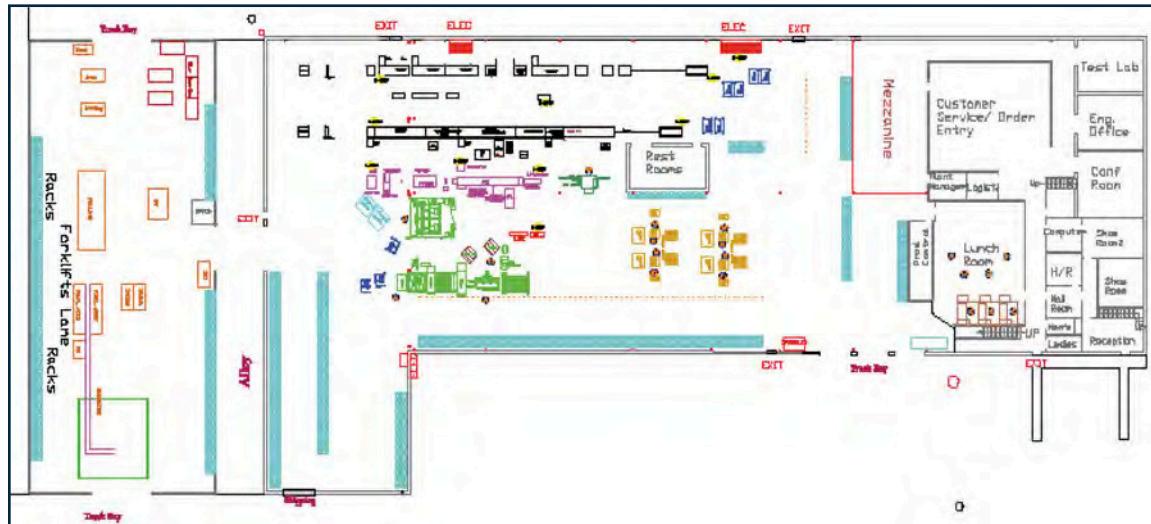
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LOCATION

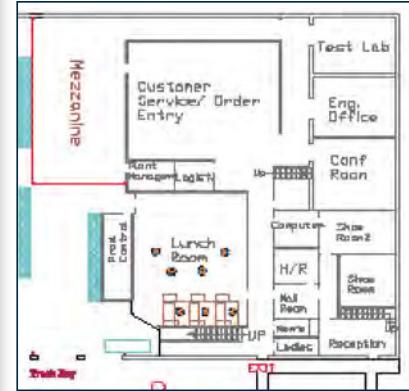
[CLICK HERE TO SEE DRONE VIDEO](#)



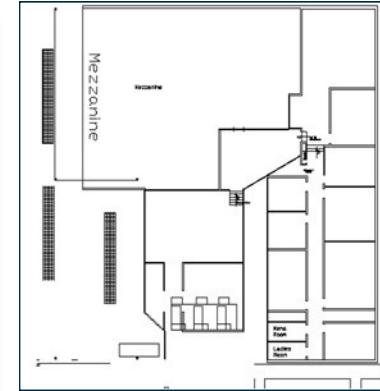
SITE PLAN



FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



BUILDING HIGHLIGHTS

±55,404 SF
TOTAL SF

±14,060 SF
OFFICE SF

±41,344 SF
WAREHOUSE SF

±6.10
LAND AREA

20' - 24'
CLEAR HEIGHT

6 DOCK DOORS
1 DRIVE-IN DOOR

C-3
ZONING

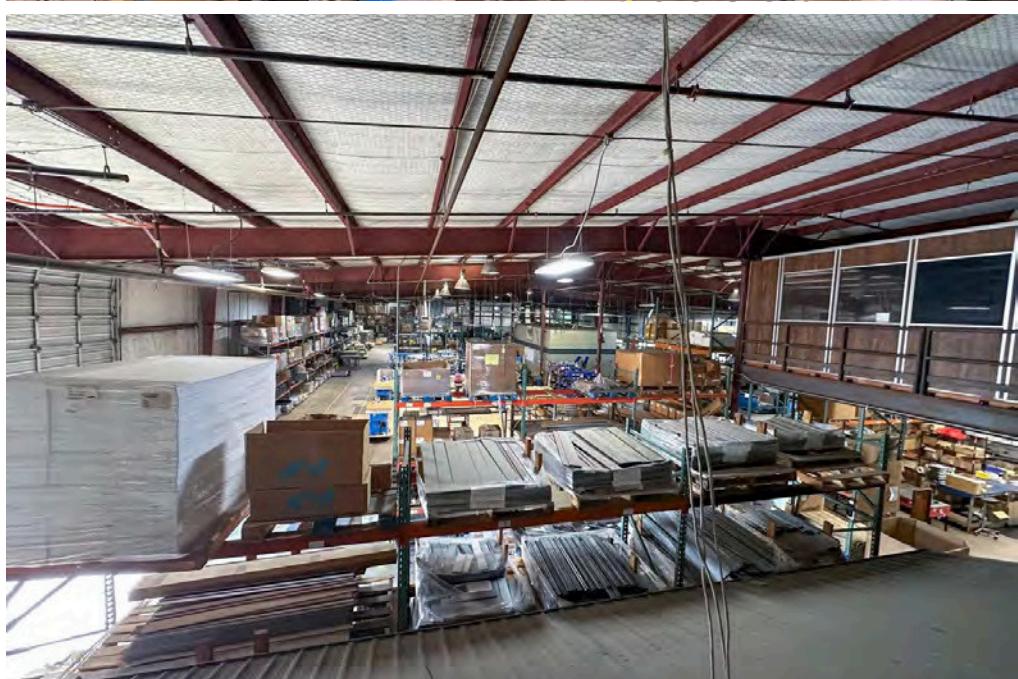
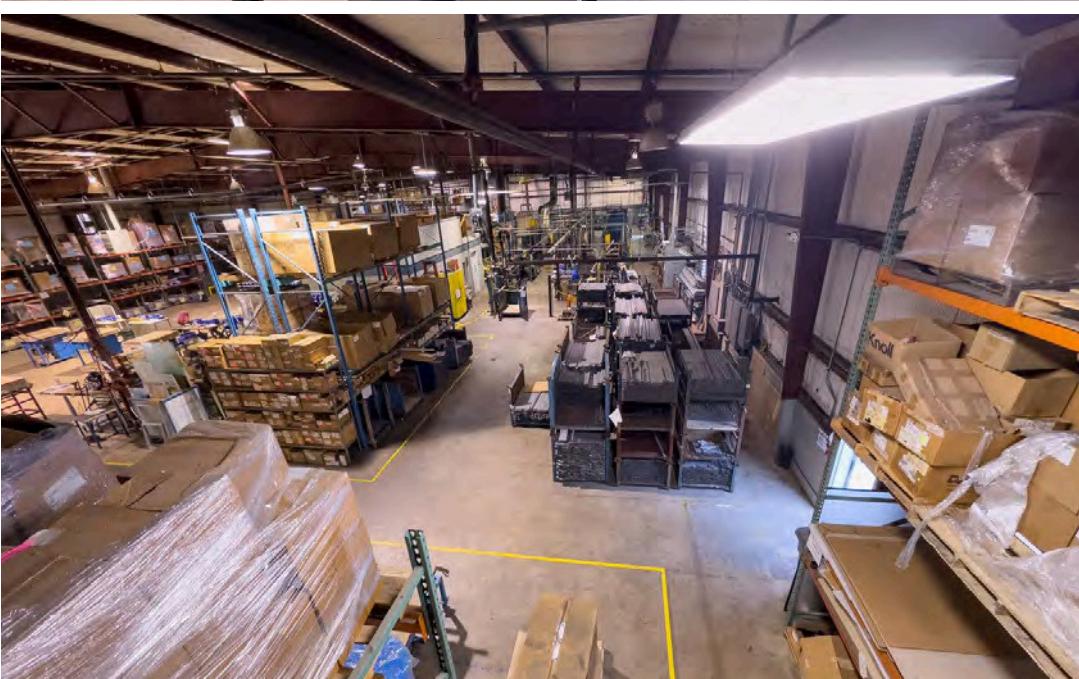
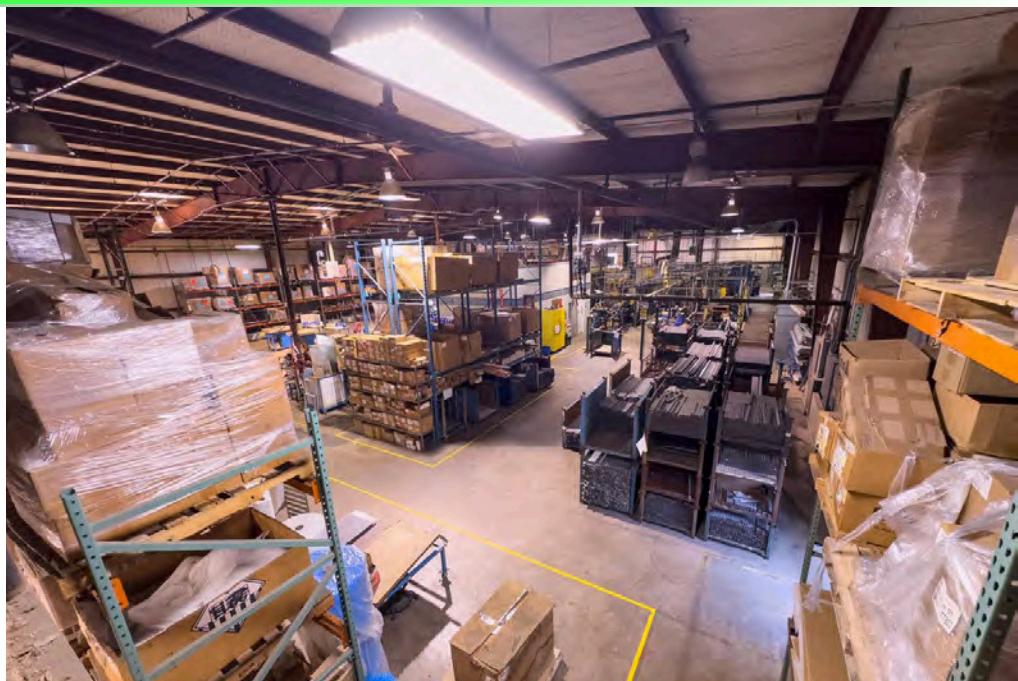
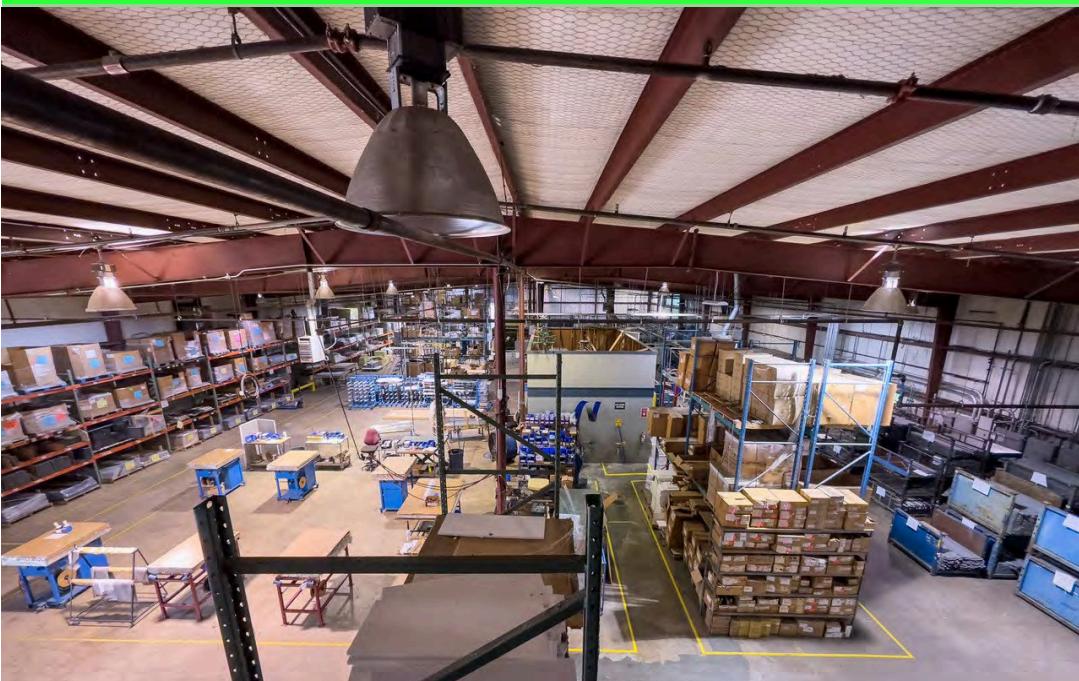
OFFICE PHOTOS

[CLICK HERE TO SEE OFFICE VIDEO](#)



WAREHOUSE PHOTOS

[CLICK HERE TO SEE WAREHOUSE VIDEO](#)



REGIONAL CONNECTIVITY



FOR LEASE



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FOR MORE INFORMATION



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