

UNIQUE OFFICE  
WAREHOUSE  
AVAILABLE

6,400 RSF

FURNITURE  
AVAILABLE

SUBLEASE  
TERM EXPIRES  
JULY 31, 2027



TRANSWESTERN

REAL ESTATE  
SERVICES

# 27610 Commerce Oaks Dr.

Conroe, TX 77385



## Industrial Building - Warehouse, Office & Full Kitchen!

### Space

- 6,400 RSF Available

### Availability

- Within 30 days

### Monthly Rental Rate

- \$1.10/PSF

### Monthly Operating Expenses

- \$0.42

### Expiration Date

- July 31, 2027  
(extension of term available)

### Parking

- 1.25/1000 Parking Ratio

### Power

- 3 Phase 600 amps

### Space Features

- Approx 1900 SF office
- Approx 1500 Sf lab with dropped ceiling & A/C
- Approx 3000 SF warehouse
- Office furniture available
- Clear Height 18.5'
- 2 Drive In/ Grade Level Doors

### Leasing Information:

**Michelle Wogan** 713.270.3348

Michelle.Wogan@transwestern.com

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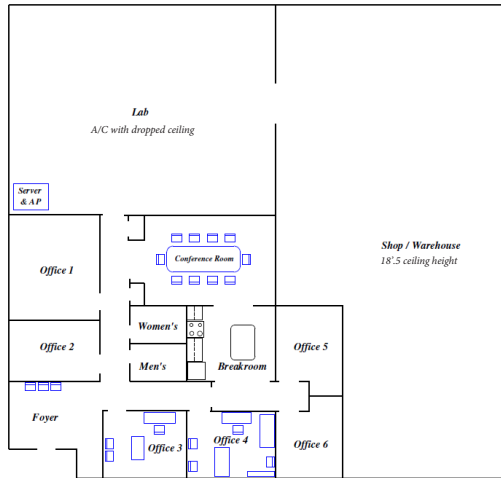


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6400 square feet



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