



OFFICE , WAREHOUSE, and YARD
±10,992 SF

OFFICE, FLEX SPACE, WAREHOUSE

Rental Rate:	\$21.83 SF NNN
NNN Rate:	\$ 2.88 SF NNN
Min. Divisible:	±10,992 SF
Max. Divisible:	±10,992 SF
Property Type:	Commercial
Property Sub-Type:	Office/Flex Space/Warehouse
Lot Size:	±50,138 SF
Zoning:	Commercial

For more information please contact:

ROBERT YOUNG
 979.431.5566 office
 robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

979.431.5566 | robertyoung@txsra.com | txsra.com | 111 University Drive, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

STATE OF THE ART R & D FACILITY OFFICE AND WAREHOUSE

5936 Imperial Loop

FOR LEASE

TXSRA.COM

COLLEGE STATION, TEXAS 77840



SRA Strategic Realty Advisors, LLC

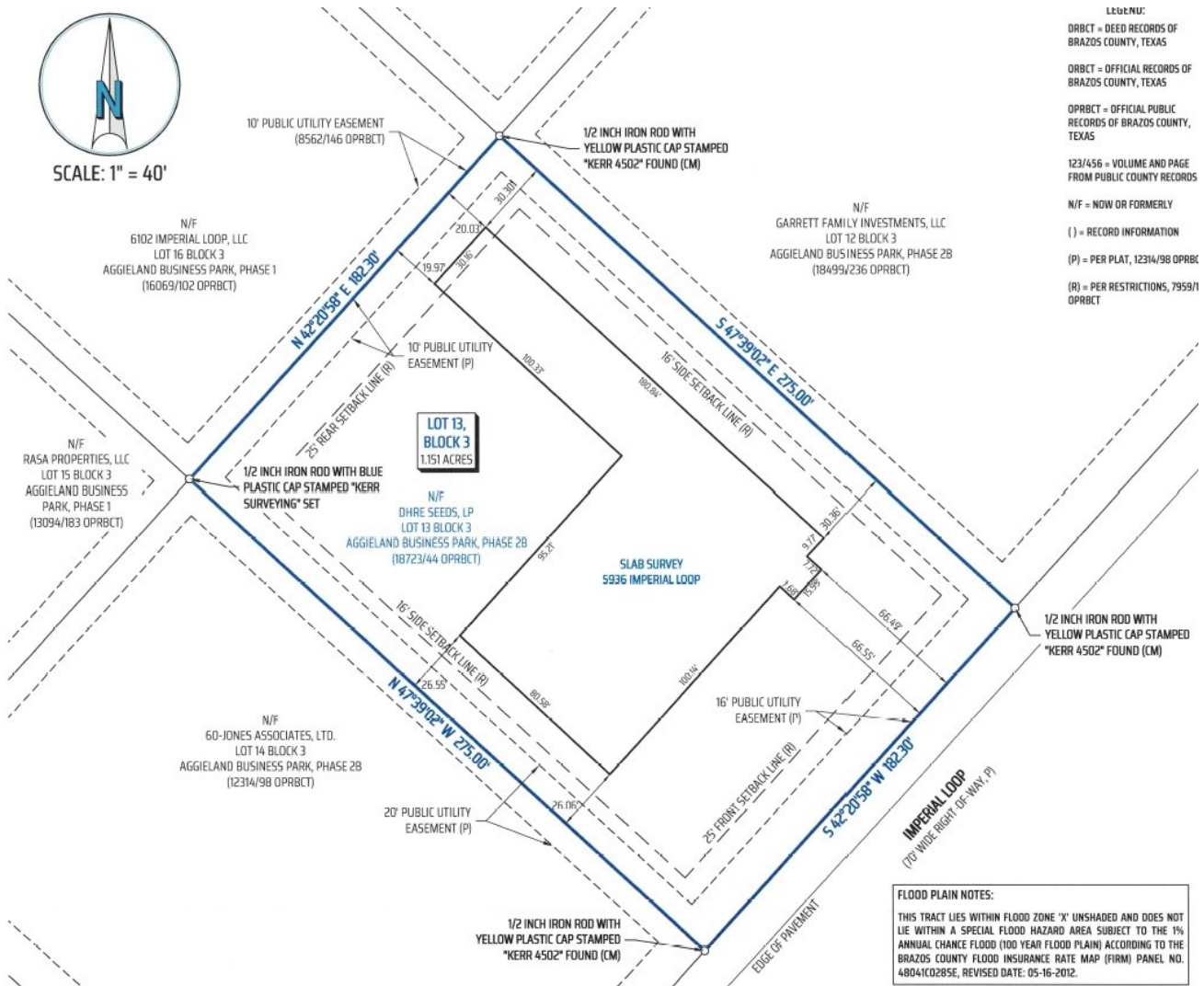
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SURVEY



SCALE: 1" = 40'



LEGEND:
 DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 N/F = NOW OR FORMERLY
 () = RECORD INFORMATION
 (P) = PER PLAT, 12314/98 OPRBCT
 (R) = PER RESTRICTIONS, 7959/1 OPRBCT

FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012.

FLOOR PLAN

