

# FOR LEASE— WAREHOUSE BUILDINGS

## 2215 SEBESTA ROAD

TXSRA.COM

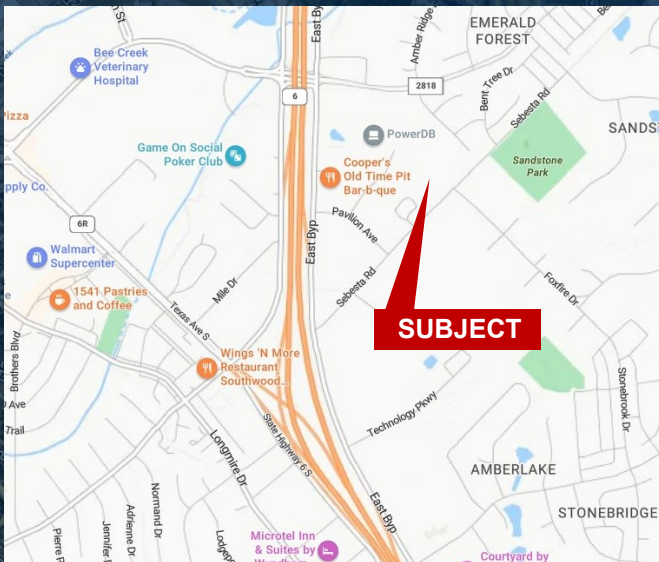
COLLEGE STATION, TEXAS 77845



AVAILABLE FOR LEASE

± 35,000 SF

Fenced, Gated Entrance, or Build to Suit



Rental Rate:	\$10.00/SF/YR
TI Allowance:	Available
NNN:	\$3.25/SF/YR
Min. Divisible:	±35,000 SF
Max. Contiguous:	±35,000 SF
Year Built:	1986
Property Type:	Commercial Warehouse
Property Sub-Type:	Warehouse
Zoning:	General Commercial
Lot Size:	± 3.462 Acres (150,800 SF)

For more information or to schedule a tour, please contact:

**ROBERT YOUNG**  
979.431.5566  
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**SRA Strategic Realty Advisors, LLC**

979.431.5566 | robertyoung@txsra.com | txsra.com | 903 S Texas, 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.

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## Site Plan



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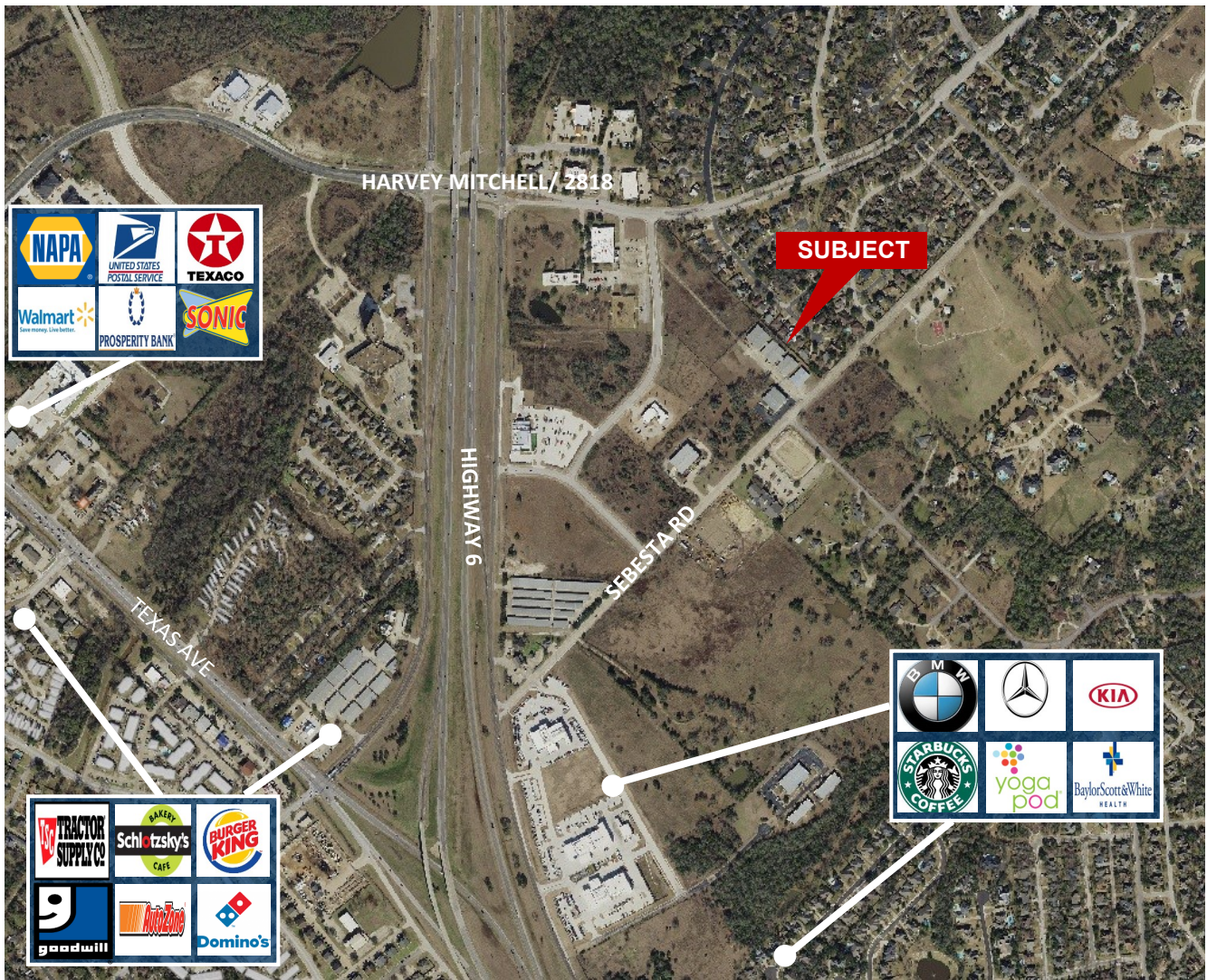
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### *Aerial Retail Map*



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## *Photos*



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