

SECOND GENERATION WAREHOUSE

11901 SH 30

PROPERTY NAME

ADDRESS

SPACE SIZE

Hwy 30 Warehouse

11901 SH30, College Station, TX 77845

±11,424 SF

Space Details

- + Suite 100 +/- 5,000 SF
- + +/- 750 SF Conditioned Office
- + +/- 750 SF Mezzanine Storage
- + Move-In Ready
- + Two (2) Bathrooms
- + One (1) Shower
- + Three (3) 12'x12' OH Doors
- + Three (3) 10'x11' OH Doors
- + 12.5' - 18' Clear Height
- + Insulated Warehouse
- + Suite 300 +/- 6,424 SF
- + +/- 1,424 SF Conditioned Office
- + Move-In Ready
- + Two (2) Bathrooms
- + One (1) Shower
- + Two (2) 12'x12' OH Doors
- + Three (3) 10'x11' OH Doors
- + 12.5' - 18' Clear Height
- + Insulated Warehouse



Building Details

- + \$12.00 PSF/YR + \$2.25 PSF/YR NNN
- + Located directly on the Highway 30 Industrial Corridor
- + Approximately 11,424 SF
- + Located at the southeast corner of Highway 30 and Enchanted Oaks Drive
- + Direct ingress/egress from Enchanted Oaks Drive
- + Grade level loading (11 Doors)
- + Located outside of the City limits and zoning requirements

DANIEL PARULIAN

Managing Partner

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SECOND GENERATION OFFICE/WAREHOUSE AVAILABLE

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