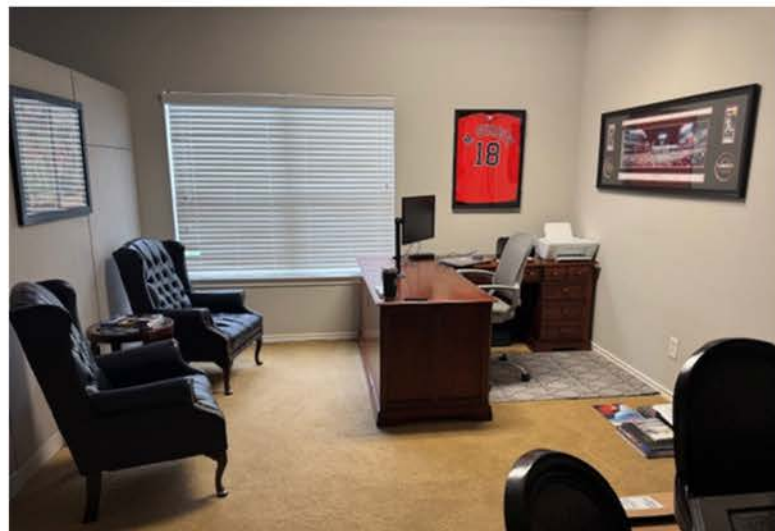


# For Sale or Lease

5728 Root Road  
Spring, Texas 77389

## Features:

- Land - 18,931 RSF
- Building - 2,736 SF two story building (divisible to 1,368 RSF)
- Lease Rate: \$24.00/RSF NNN
- OPEX: \$10.64 plus 3% management fee
- Sales Price - Call broker for pricing
- ¼ mile from Grand Parkway
- 23,031 cars per day on Gosling Road

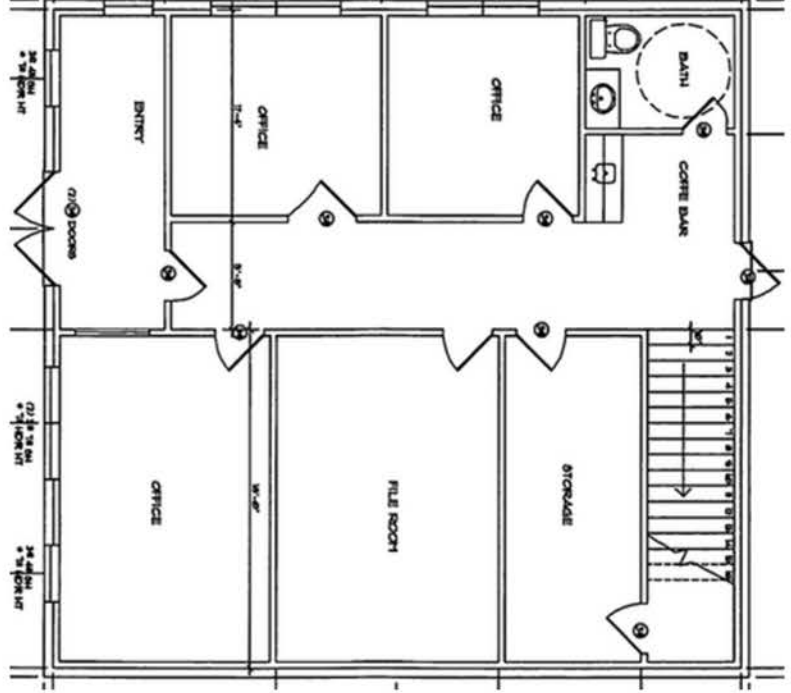


**Jerrod McQuain**

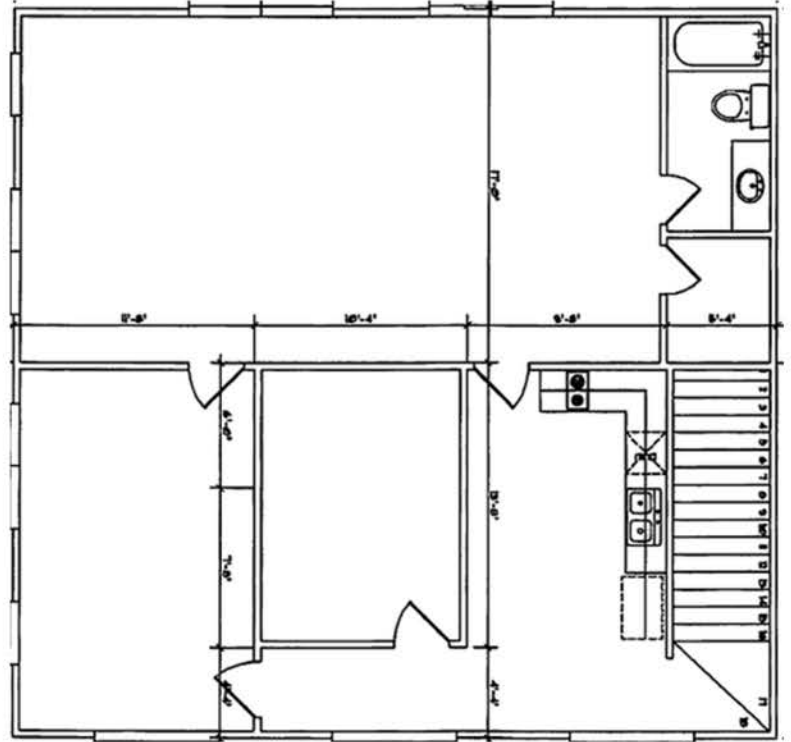
Executive Vice President

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First Floor



Second Floor



For more information, please contact:

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