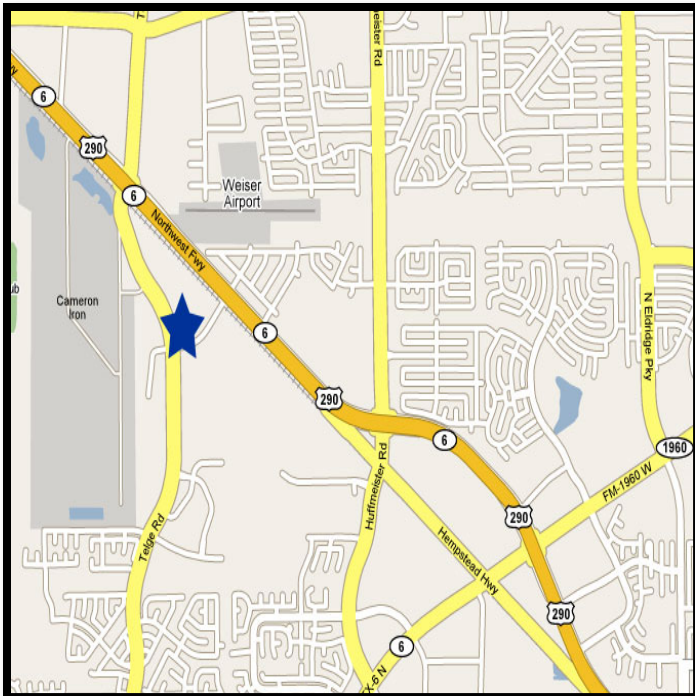




**PROPERTY OVERVIEW**

- 4,599 SF Building with 3,553 SF office and 1,047 SF warehouse.
- Location-Aberdeen Commerce Center.
- Convenient Parking for employees and Clients
- Tenant pays separate utilities, janitorial, inside maintenance and \$300/Mo POA fee (includes trash dumpster).
- Comcast Cable available.
- Base Year - 2021 Taxes, 2022 Ins.
- Key Map – 368 W.



**DETAILS**

|                  |                                       |
|------------------|---------------------------------------|
| Building Size:   | 4,599 SF                              |
| Available Space: | <b>4,599 SF</b>                       |
| Occupancy Date:  | Available                             |
| Price PSF:       | <b>\$11.90/SF/IG or \$4,576.00/MO</b> |
| POA Fee:         | \$300.00/MO                           |
| Term:            | 3 to 5 Years                          |

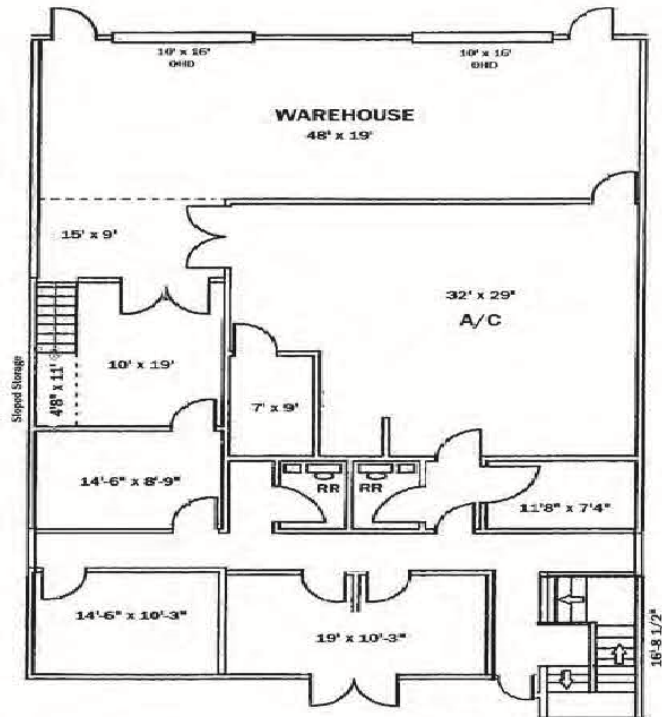
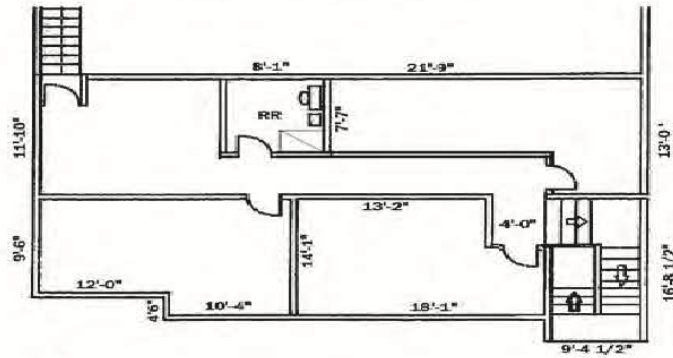
Area Description: Northwest location in Aberdeen Commercenter, a 51-building complex, near Hwy 290 and Telge. Professionally maintained with easy access to Hwy 290 and FM 1960.

**FOR MORE DETAILS CONTACT:**

James E. "Jay" Stubbs  
[jstubbs@ingramcompanies.com](mailto:jstubbs@ingramcompanies.com)  
Phone: (281) 382-7924

Genie Ingram  
[g Ingram@ingramcompanies.com](mailto:g Ingram@ingramcompanies.com)  
Phone: (281) 364-8000

# Aberdeen Commercenter 9835 Whithorn Dr



|                    |                 |
|--------------------|-----------------|
| <b>Office -</b>    | <b>3,552 SF</b> |
| <b>Warehouse -</b> | <b>1,047 SF</b> |
| <b>Total:</b>      | <b>4,599 SF</b> |