

FOR LEASE

Industrial Flex Opportunity in High-Growth Corridor

4303-4307 Chance Lane, Rosharon, TX 77583



Chris Abel

Commercial Director
 info@abelpropertygroup.com
 (281) 552-8423

Abel Property Group

KW Commercial Signature
 920 S Fry Road,
 Katy, TX 77450
 www.abelpropertygroup.com

Property Overview

Unique Multitenant Office/Warehouse Space in a rapidly growing areas of Pearland/Rosharon. A new report on top 50 ranked neighborhoods in the Nation by sales volume includes Meridiana and Sterling Lakes at 38 & 19 respectively. Our listings are in a rapidly growing area, which is demonstrated by the significant purchases of quality homes nearby. Sierra Vista/Sterling Lakes, a development of Land Tejas in the Manvel/Iowa Colony area south of Houston, ranked No. 19 with 397 sales, up 52 percent from 261 in 2020. Meridiana, a development of Rise Communities in the Manvel/Iowa Colony area south of Houston, ranked No. 38 with 285 sales, up 82 percent from 157 in 2020.

Property Details

Lease Rate	Call for Lease Rate
Building SF	29,425
Rentable SF	29,425
Type	Industrial

Available Units

4305, Unit 3 — 1,488
4305, Unit 4 — 1,488
4305, Unit 7 — 1,488

Property Highlights

- Well situated to access 288 and Hwy 6, in the path of development in the Rosharon area.
- Units include an office and restroom built in, totaling approximately 200sf.
- 12' Overhead Door heights with grade level entry
- Single phase power
- 14'-18' roof heights

LOCATION & SURROUNDING BUSINESSES



EXTERIOR



