

+/- 10,680 SF
FLEX BUILDING

**FOR
SALE**

Leonetti Graphics



242 AVENUE E
STAFFORD, TEXAS 77477

NEWMARK

FOR SALE

BUILDING SIZE

+/- 10,680 SF

YEAR BUILT

1996 / 2021

SITE AREA

+/-0.73 AC
(+/-31,799 SF)

SUBMARKET

Sugarland/
Stafford

PARKING

17 stripped spaces around the property with room for additional spaces (+/-10 more spaces)

OCCUPANCY

Owner can vacate within +/- 60 days

GAS

Gas line to property

WATER

Seperately Metered

CLEAR HEIGHT

14'-16'

POWER

3 PHASE

INCENTIVES

Stafford has no Municipal Property Tax, which can lower Occupancy Costs relative to nearby cities



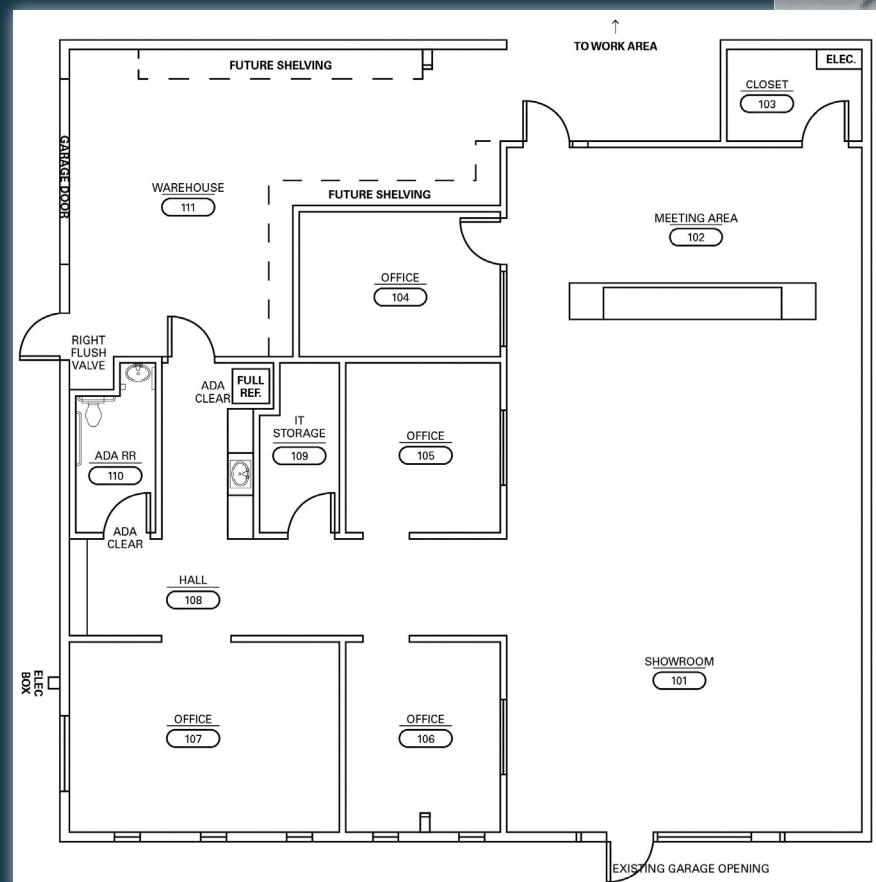
Multi-tenant capable | currently setup for 2 separate tenants | east end cap area, could be a 3rd Tenant if warehouse is divided northern end of the building

SHOWROOM & MAIN OFFICE AREA

- (4) Private Offices
- (1) Restroom
- Conference/Meeting Area
- Production Area
- Kitchenette
- Flexible Showroom layout

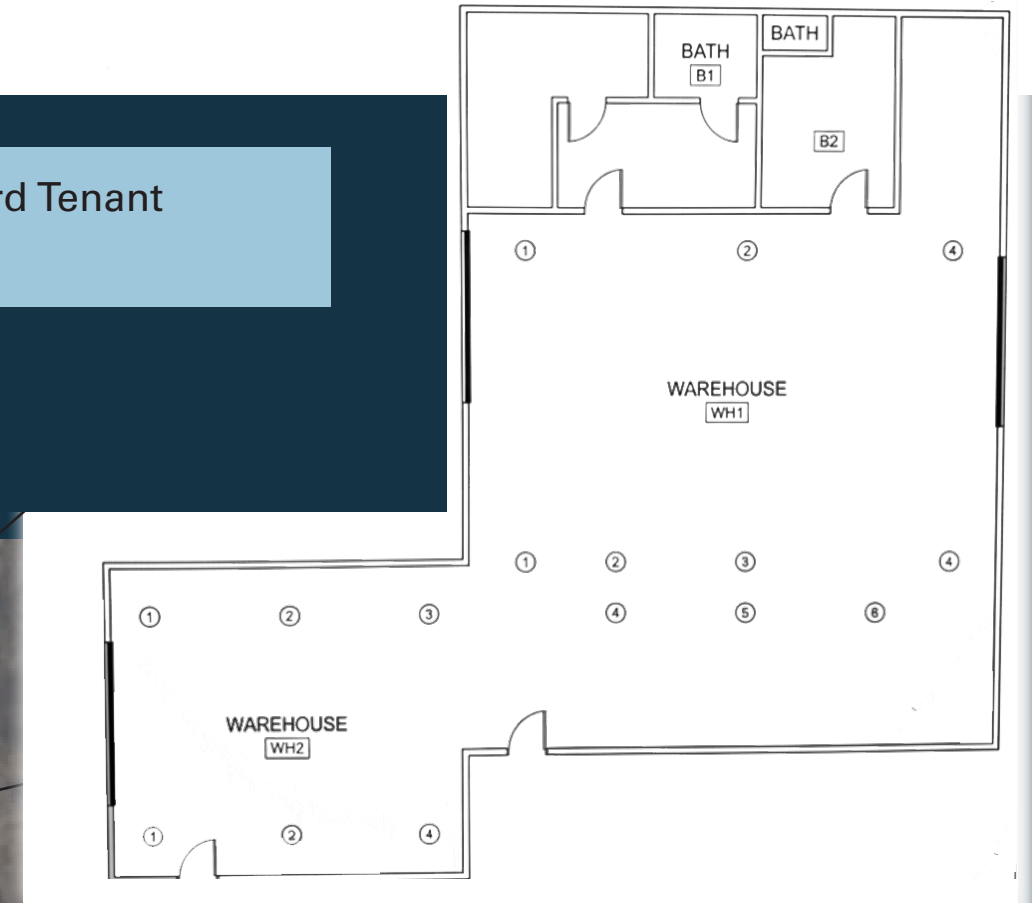
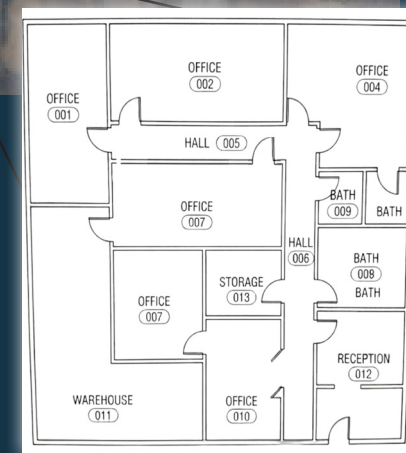
Furniture
Negotiable

Office & Showroom completely renovated in **2021**



EAST END OFFICE

- Front Door Entrance from front of building
- Signage on the east side of the building
- (7) offices
- Receptionist area
- 2 restrooms
- Small warehouse area with bay door (14wide X 15 high)
- 1 bay door has been dry walled off



WAREHOUSE/SHOP AREA

- Bay Doors: 1 (12x12) and 2 (14x15) with 4th door (14x15) in the 2nd office on the east end of the building
- Compressed Air Line

NORTH END OFFICE

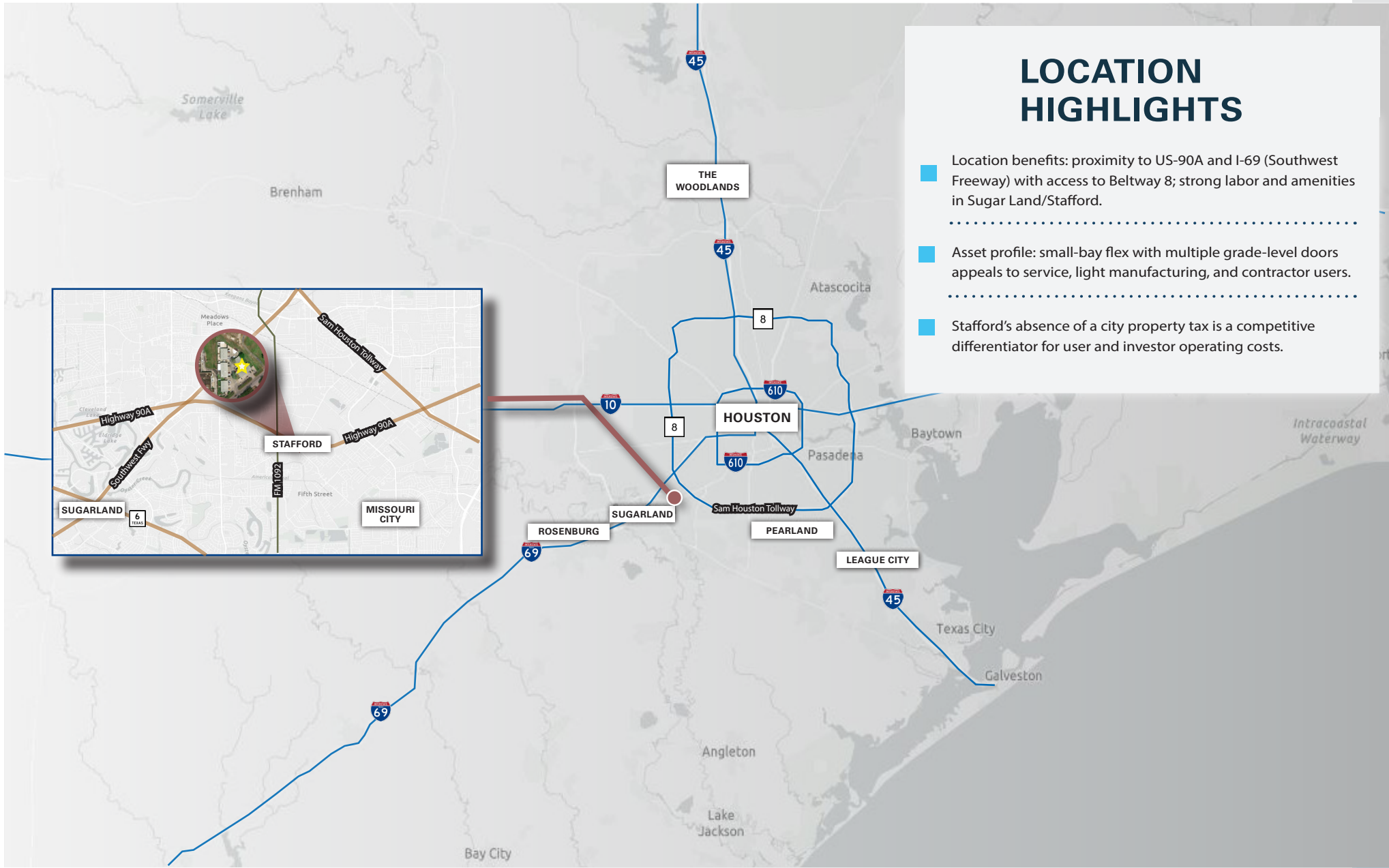
- Access/entry on the backside of the building with parking area
- Warehouse manager office with window
- (2) bathrooms
- (2) large offices
- Paint room

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For more information please contact:

David Husid

Director

M: 713-725-0551

O: 713-599-5149

david.husid@nrmk.com

Lindsey Dugger

Transaction Manager

M: 832-704-0458

O: 469-467-2037

lindsey.dugger@nrmk.com

Blake Anderson, SIOR

Executive Managing Director

M: 214-762-9022

O: 469-467-2037

blake.anderson@nrmk.com

NEWMARK

1700 Post Oak Blvd, 2 BLVD Place

Suite 250

Houston, TX 77056

nrmk.com

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