



**6022 IMPERIAL LOOP
COLLEGE STATION, TX 77845**

PREPARED BY:

Barry Moore, CCIM, SIOR
979.260.5000
bmoore@sagocre.com

6022 IMPERIAL LOOP

INDUSTRIAL PROPERTY FOR LEASE
+/- 8,100 SF

PROPERTY DETAILS & HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE: \$12.00 SF/YR
(NNN)

AVAILABLE SF: +/- 8,100 SF

PROPERTY HIGHLIGHTS

- +/- 8,100 SF Office/Warehouse in Aggieland Business Park
- Office/Conference Room/ Restrooms
- Four (4) 12' X 12' Bay Doors - 3 Dock-High, 1 Grade-Level Ramp
- Security-Fenced Delivery Yard
- Excellent, Centralized Location with Easy Access



Barry Moore, CCIM, SIOR
bmoore@sagocre.com
979.260.5000

6022 IMPERIAL LOOP
INDUSTRIAL PROPERTY FOR LEASE
+/- 8,100 SF

EXTERIOR PHOTOS



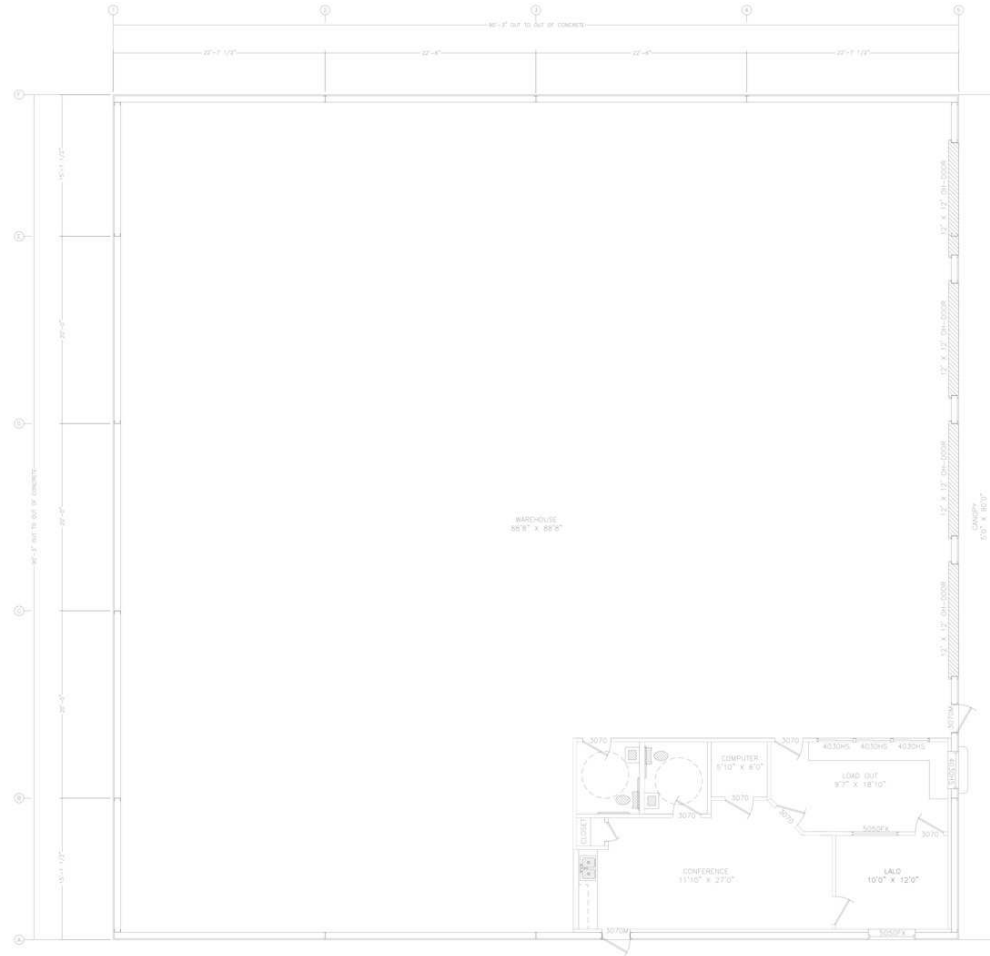
Barry Moore, CCIM, SIOR
bmoore@sagocre.com
979.260.5000

6022 IMPERIAL LOOP
INDUSTRIAL PROPERTY FOR LEASE
+/- 8,100 SF

INTERIOR PHOTOS



Barry Moore, CCIM, SIOR
bmoore@sagocre.com
979.260.5000



FLOOR PLAN

REVISION NUMBER: _____	REVISION DATE: _____	REVISION NUMBER: _____	REVISION DATE: _____	REVISION NUMBER: _____	REVISION DATE: _____	DATE: 12-11-19	<p>Rhodes Building Systems, Inc. 1001 THORNTONWAY DRIVE PHONE 972.588-1421 DENVILLE, TEXAS 75019 8000 OFFICE ROAD, SUITE 201</p>	JOB NUMBER: TRD	SPECIAL NOTE REFERENCE TBD	SHEET NUMBER A-1 OF 1
This drawing is copyrighted effective the date shown in the title block. The drawing is solely licensed to Rhodes Building Systems, Inc. for their exclusive use, and is not to be sold or given to any other company or individual.						DRAWN BY: J. HUGHES		METAL BUILDING SYSTEM TEP	ADDITIONAL DRAWING DRAWINGS	TBD
						SCALE: 3/16" = 1'-0"		KEYS & MARK CONSTRUCTION ACCELAND BUSINESS PARK COLLEGE STATION, TEXAS		

6022 IMPERIAL LOOP

INDUSTRIAL PROPERTY FOR LEASE
+/- 8,100 SF

LOCATION MAP



Barry Moore, CCIM, SIOR
bmoore@sagocre.com
979.260.5000

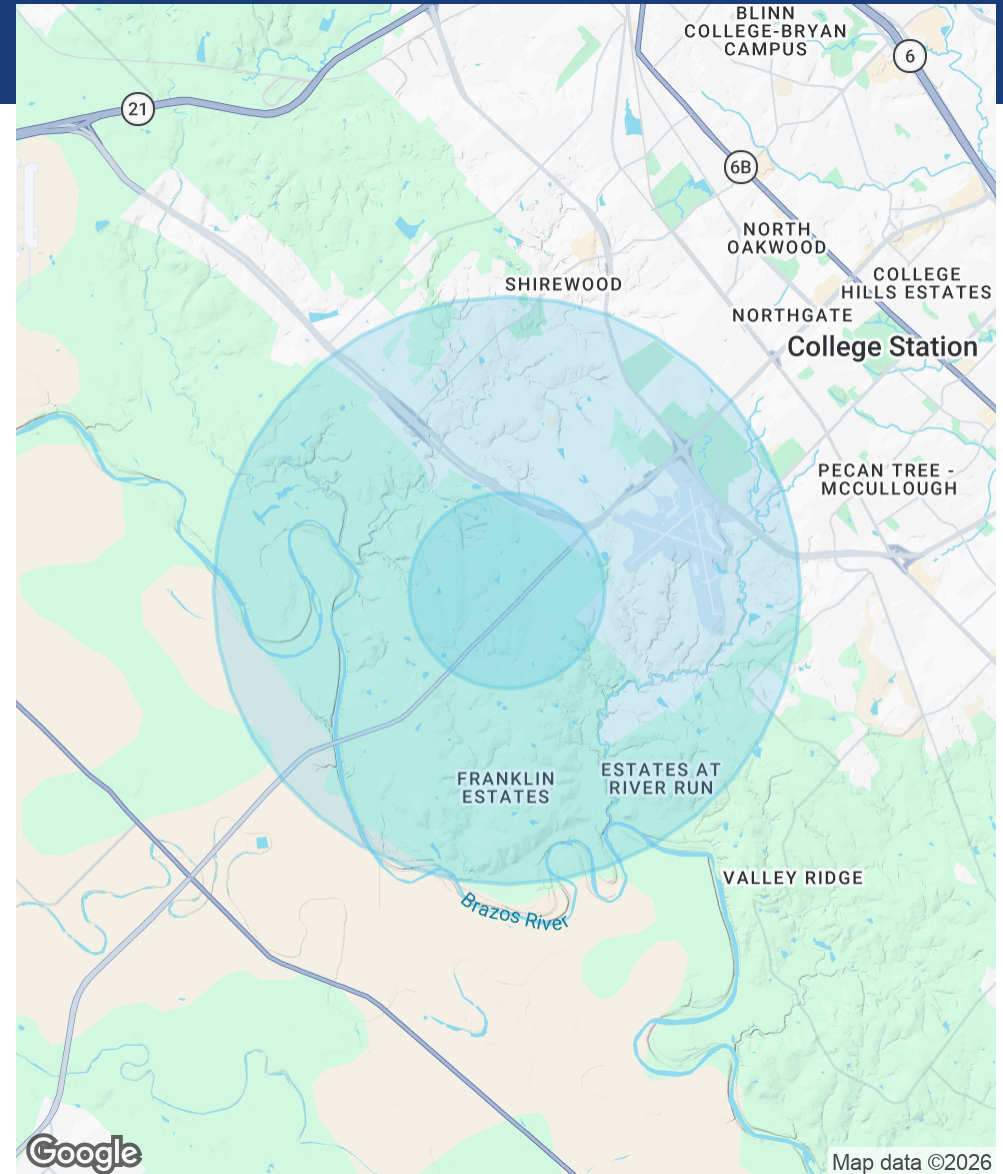
6022 IMPERIAL LOOP

INDUSTRIAL PROPERTY FOR LEASE
+/- 8,100 SF

MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	471	8,292	85,300
AVERAGE AGE	46	33	27
AVERAGE AGE (MALE)	47	33	27
AVERAGE AGE (FEMALE)	46	33	27
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	232	3,213	29,334
# OF PERSONS PER HH	2	2.6	2.9
AVERAGE HH INCOME	\$129,506	\$77,990	\$54,260
AVERAGE HOUSE VALUE	\$564,350	\$428,912	\$339,862

2020 American Community Survey (ACS)



Google

Map data ©2026

Barry Moore, CCIM, SIOR

bmoore@sagocre.com

979.260.5000

6022 IMPERIAL LOOP
INDUSTRIAL PROPERTY FOR LEASE
+/- 8,100 SF

BROKERAGES SERVICES

SAGO BROKERAGE SERVICES

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.



SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!



Barry Moore, CCIM, SIOR
bmoore@sagocre.com
979.260.5000

DISCLAIMER

This information has been derived from sources deemed reliable. However, it is subject to errors, omissions, price changes, and/or withdrawals, and no warranty is made for accuracy. Further, no warranties or representation shall be made by Sago Commercial Real Estate and/or its agents, representatives, or affiliates regarding oral statements made in the discussion of the above property. This presentation, prepared by Sago Commercial Real Estate, was sent to the recipient under the assumption that s/he is a buying/leasing principal. Any potential reviewer is advised that s/he should either have the abstract covering the real estate, which is the subject of the contract examined by an attorney or be furnished with a policy of title insurance.

Barry Moore, CCIM, SIOR
bmoore@sagocre.com
979.260.5000

CONTACT

Whether you're buying, selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help – and would be honored to earn your business.

**4501 Mills Park Circle
Suite 200
College Station, TX 77845**

979.260.5000

info@sagocre.com

sagocre.com

