

MIXED USE FOR LEASE

5776 – 5778 FM 933, Whitney, TX



800 – 9,600 Sq. Ft.
Office/Retail/Industrial

Multi-Structure Flex Property on 2.75 Acres

EXCLUSIVE BROKERS:

FORMATION REAL ESTATE, LLC

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Industrial Outside Storage

Building 3

Building 2

Building 1

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PROPERTY DETAIL

FOR LEASE

5776 - 5778 FM 933, WHITNEY, TX

PROPERTY OVERVIEW

5776-5778 FM 933 offers $\pm 9,600$ SF across three leasable buildings on 2.75 fenced acres in Whitney, Texas. Units range from $\pm 2,400$ to $\pm 4,000$ SF and are available individually or in combination, with rates from \$10.00 to \$15.00 PSF. **Building #1** is a $\pm 3,200$ SF office/retail space with rustic finish out, full kitchen, two utility rooms, and three restrooms - divisible to 800 SF. **Building #2** is a $\pm 2,400$ SF industrial warehouse with grade-level access and power available upon request. **Building #3** is a $\pm 4,000$ SF office/warehouse with fenced outside storage, two private offices, a conference room, and a climate-controlled second story overlooking the warehouse floor. Contact brokers for additional info. **PROPERTY IS ALSO AVAILABLE FOR SALE.**

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HIGHLIGHTS

Buildings:	9,600 SF Total
Building #1:	$\pm 3,200$ SF - Office/Retail
Building #2:	$\pm 2,400$ SF - Industrial Warehouse
Building #3:	$\pm 4,000$ SF - Office/Warehouse
Zoning:	Commercial
Lease Rate:	\$10 - \$15 PSF NNN
Features:	Perimeter Fence Gated Entry

BLDG 1: 3,200 SF OFFICE/RETAIL

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FOR LEASE



Office or Retail Space

- 5 Rooms/Offices
- Kitchen/Breakroom
- 3 Restrooms
- 2 Utility Rooms
- Central Heat & Air
- Rustic Finish Out
- Divisible to 800 SF

\$15.00 PSF NNN



BLDG 1: 3,200 SF OFFICE/RETAIL

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BLDG 2: 2,400 SF WAREHOUSE

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- **100% Warehouse**
- No Power, Restroom, or Office
- (1) 10'x10' Grade Level Door
- Dead Storage
- Middle Demising Wall

\$10.00 PSF NNN



BLDG 2: 2,400 SF WAREHOUSE

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BLDG 3: 4,000 SF WAREHOUSE/OFFICE

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FOR LEASE

Building Includes

- 3,200 SF Climate Controlled Space
- 800 SF Covered Storage

First Floor

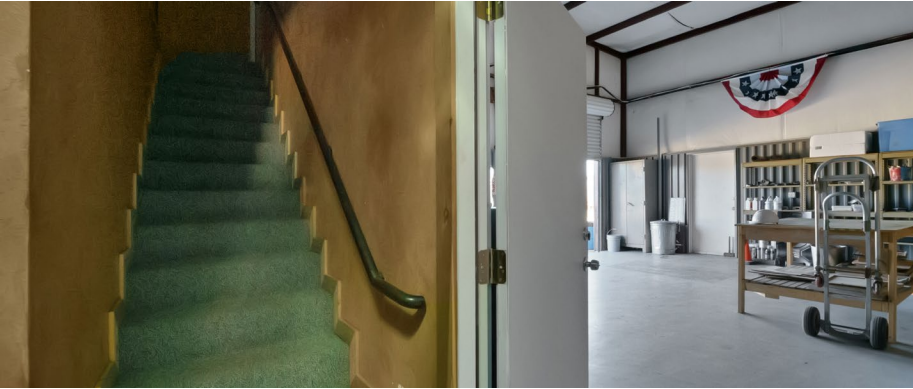
- Warehouse/Shop
- Two private offices
- Breakroom

Second Floor

- Conference Room
- Private office overlooks warehouse

Outside Storage Available

\$12.00 PSF NNN



BLDG 3: 4,000 SF WAREHOUSE/OFFICE

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FOR LEASE

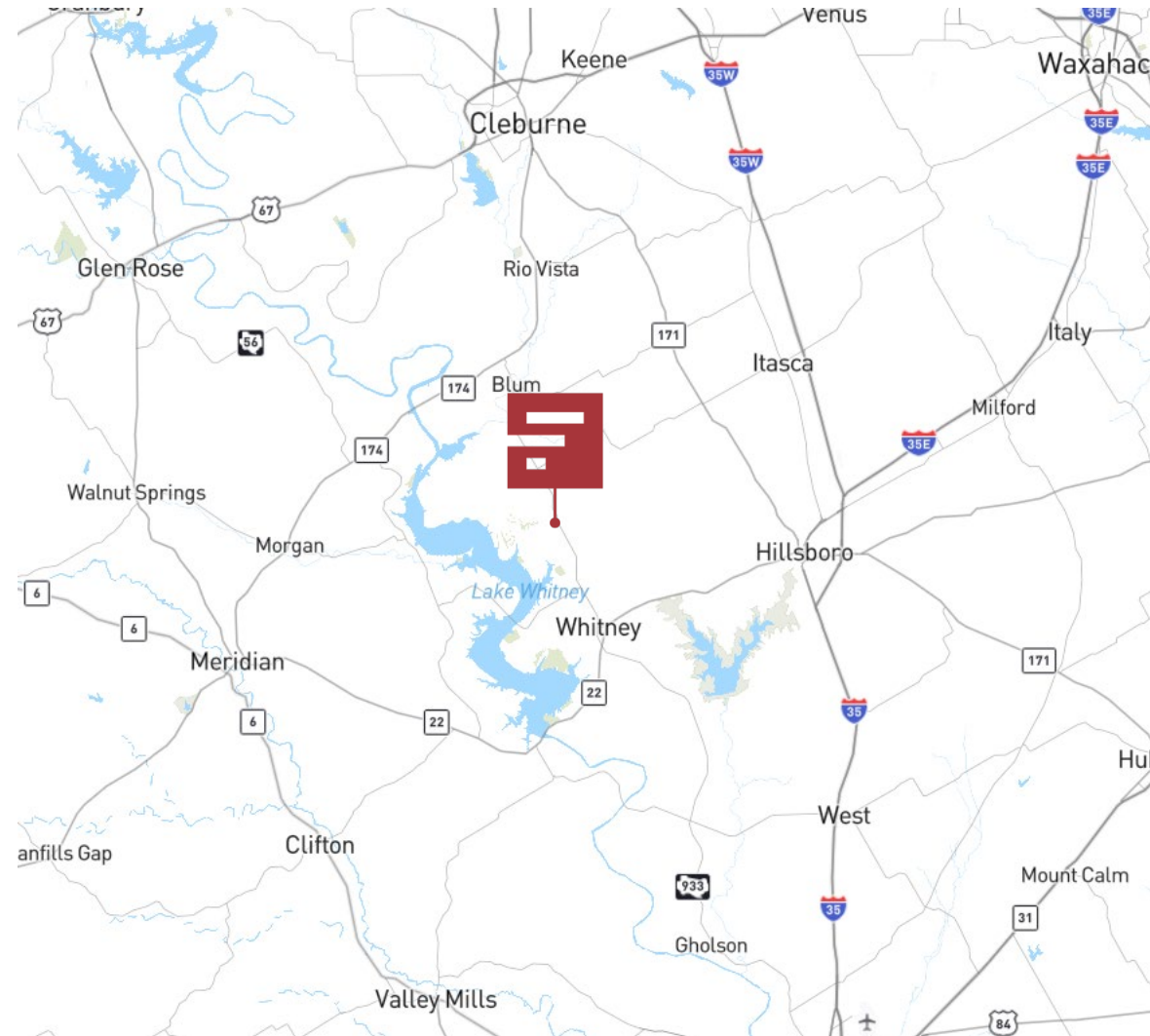


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PROPERTY MAP & AERIALS

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