



Lone Star Convention & Expo Center LOOP 336



FOR SALE / FOR LEASE

THREE (3) LIGHT INDUSTRIAL BUILDINGS

1998-2000 AIRPORT ROAD

Conroe, Texas

- Portfolio of 3 Buildings For Sale – *Contact Broker for Details*
- Lease Rate: \$1.00 / SF + NNN
- 2 Acre Site
- Building A: ± 4,500 SF – Light Industrial Office / Warehouse (Fully Leased)
- Building B: ± 9,000 SF – Light Industrial Office / Warehouse (Fully Leased)
- Building C – Two Suites: ± 9,000 SF – Light Industrial Office / Warehouse (Available For Lease)
 - Suite 1: 1,500 SF of Office / 3,000 SF Warehouse
 - Suite 2: 1,500 SF of Office / 3,000 SF Warehouse
- Fully Fenced & Gated
- Non-Climatized Warehouse
- 15' Clear Height
- 3 Phase Power
- 14' Roll Up Doors
- Adjacent to: Borden Dairy, Lone Star Expo Center, Conroe North-Houston Regional Airport, Montgomery County Fair Grounds, & More!

CONTACT US

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2170 Buckthorne Place, Suite 150
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THREE LIGHT INDUSTRIAL BUILDINGS | CONROE, TX

SITE PLAN



- KEY**
- Building A: ± 4,500 SF – Light Industrial Office / Warehouse | **FULLY LEASED**
 - Building B: ± 9,000 SF – Light Industrial Office / Warehouse | **FULLY LEASED**
 - Building C: ± 9,000 SF – Light Industrial Office / Warehouse | **AVAILABLE FOR LEASE**
 - Suite 1: ± 1,500 SF Office / ± 3,000 SF Warehouse
 - Suite 2: ± 1,500 SF Office / ± 3,000 SF Warehouse

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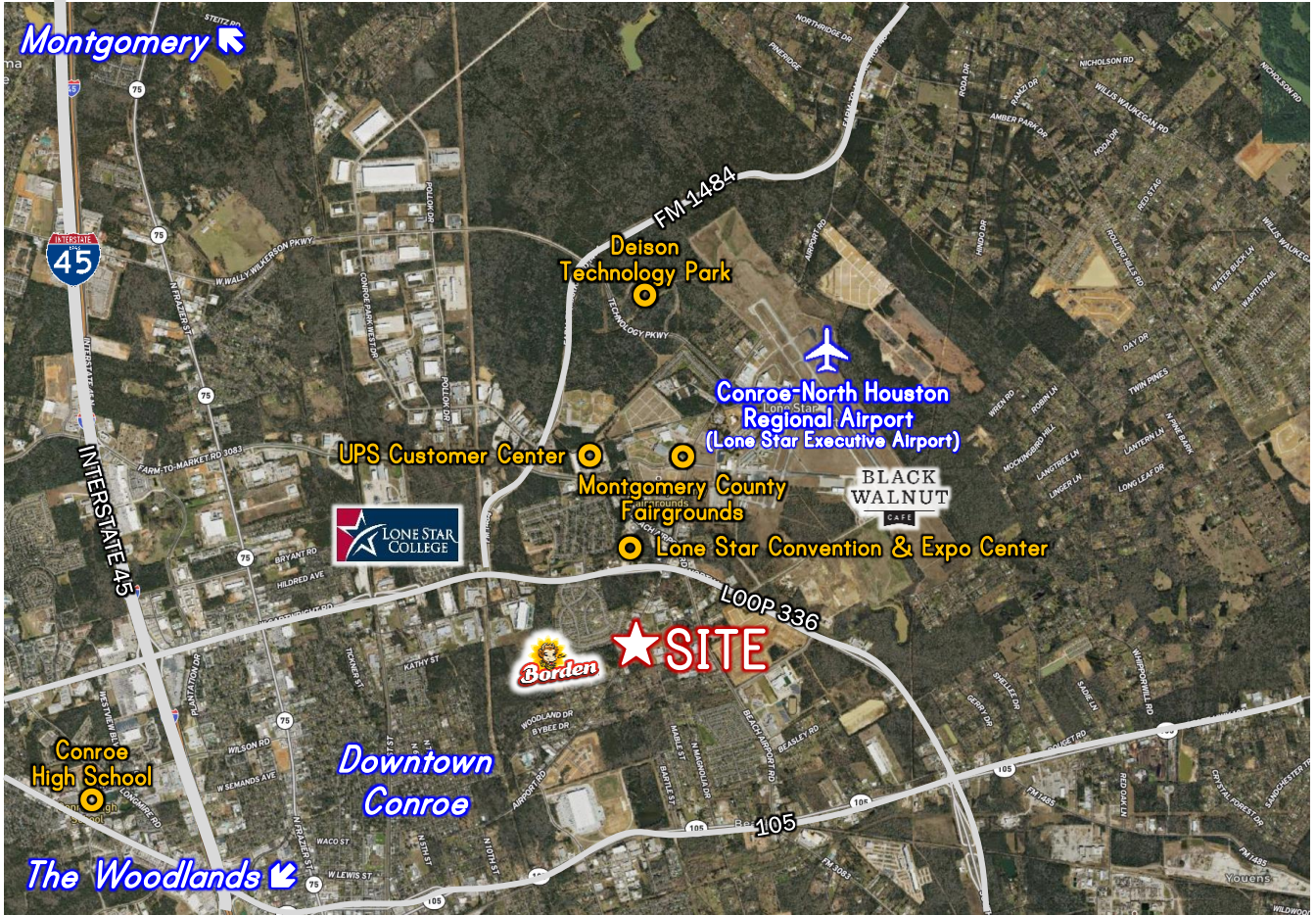
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SITE LOCATION



Conroe Industrial Growth & Development Facts

Conroe, Texas, is ideally situated six minutes north of the Woodlands and 45 minutes north of Houston. Many companies have a headquarters in the Woodlands and distribution centers or manufacturing facilities in Conroe. As one of the fastest growing cities in the United States and the seat of government for Montgomery County, Conroe attracts a wide variety of industries ranging from tourism and dining to distribution, manufacturing, life sciences, and professional services.

Conroe has two city-owned business parks that make it fast and affordable to locate in the city: Conroe Park North (industrial park) and Deison Technology Park.

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PROPERTY PHOTOS – INTERIOR



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THREE LIGHT INDUSTRIAL BUILDINGS | CONROE, TX

SURVEY

Storm Manhole 1
Top of Rim = 218.36'
SW Flowline = 117' RCP = 213.66'

San. Sewer Manhole 2
Top of Rim = 217.80'
NE Flowline = 8" PVC = 210.81'
East Flowline = 8" PVC = 210.91'
SW Flowline = 8" PVC = 210.88'

San. Sewer Manhole 3
Top of Rim = 213.59'
NE Flowline = 8" PVC = 206.55'
SW Flowline = 8" PVC = 206.55'

CULVERT CHART

Culvert 1 (18" X 19" RCP)
NE Flowline = 212.18'
SW Flowline = 212.11'

Culvert 2 (18" X 24.9" RCP)
NE Flowline = 212.97'
SW Flowline = 212.92'

Culvert 3 (18" X 24.9" RCP)
NE Flowline = 213.66'
SW Flowline = 213.66'

WATER LINE CHART

Water Line ①
Ground Elevation = 210.90'
Line Depth = 3.90'

Water Line ②
Ground Elevation = 212.77'
Line Depth = 3.70'

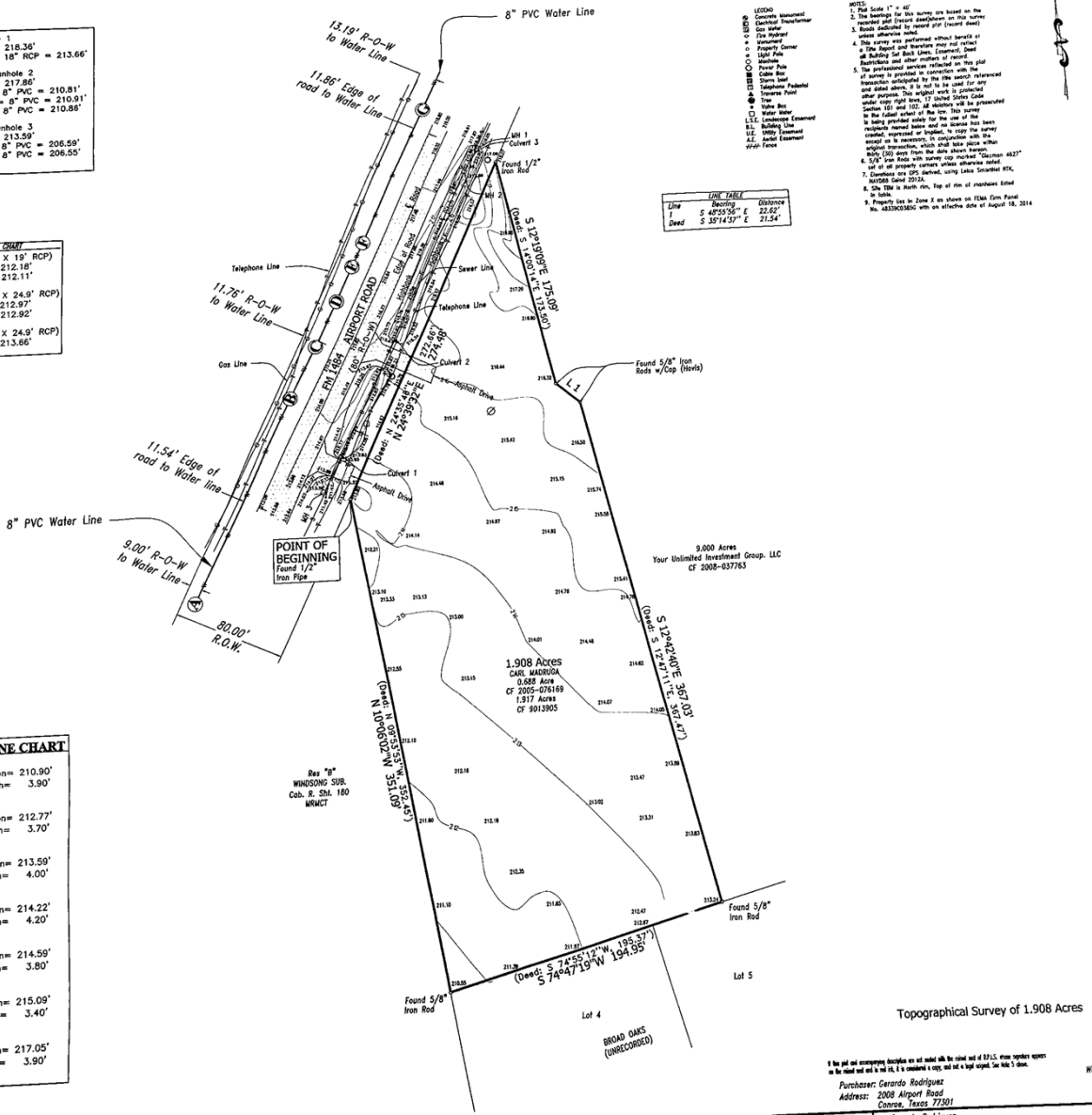
Water Line ③
Ground Elevation = 213.59'
Line Depth = 4.00'

Water Line ④
Ground Elevation = 214.22'
Line Depth = 4.20'

Water Line ⑤
Ground Elevation = 214.59'
Line Depth = 3.80'

Water Line ⑥
Ground Elevation = 215.09'
Line Depth = 3.40'

Water Line ⑦
Ground Elevation = 217.05'
Line Depth = 3.90'



LINE TABLE

Line	Bearing	Distance
1	S 49°55'00\"	22.82'
2	S 18°14'30\"	21.24'

- LEGEND**
- ① Concrete Manhole
 - ② Electrical Enclosure
 - ③ Gas Valve
 - ④ Gas Meter
 - ⑤ Property Corner
 - ⑥ Utility Pole
 - ⑦ Manhole
 - ⑧ Sewer Line
 - ⑨ Telephone Pole
 - ⑩ Telephone Point
 - ⑪ Water Meter
 - ⑫ Water Valve
 - ⑬ L.L. Levee/Enclosure
 - ⑭ Utility Enclosure
 - ⑮ Sewer Enclosure
 - ⑯ Sewer Valve
- NOTES**
1. Plot Scale 1" = 40'
 2. The bearings for this survey are based on the magnetic declination as shown on this survey recorded at the county clerk's office (current date).
 3. Bases obtained by recent GPS (current date).
 4. The survey was performed without benefit of any other survey.
 5. The survey was performed from the corner of Building 3 and the corner of Building 2.
 6. The survey was performed from the corner of Building 3 and the corner of Building 2.
 7. The survey was performed from the corner of Building 3 and the corner of Building 2.
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 18. The survey was performed from the corner of Building 3 and the corner of Building 2.
 19. The survey was performed from the corner of Building 3 and the corner of Building 2.
 20. The survey was performed from the corner of Building 3 and the corner of Building 2.

PLS # 4627

Gerardo Rodriguez
We, Gerardo Rodriguez, Inc., acting by and through Michael Professional Land Surveyor in the State of Texas, certify that professional services substantially complies with the Texas Standards and Specifications for a Category 1A, Condition

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Surveying Consultant Texas since 1987
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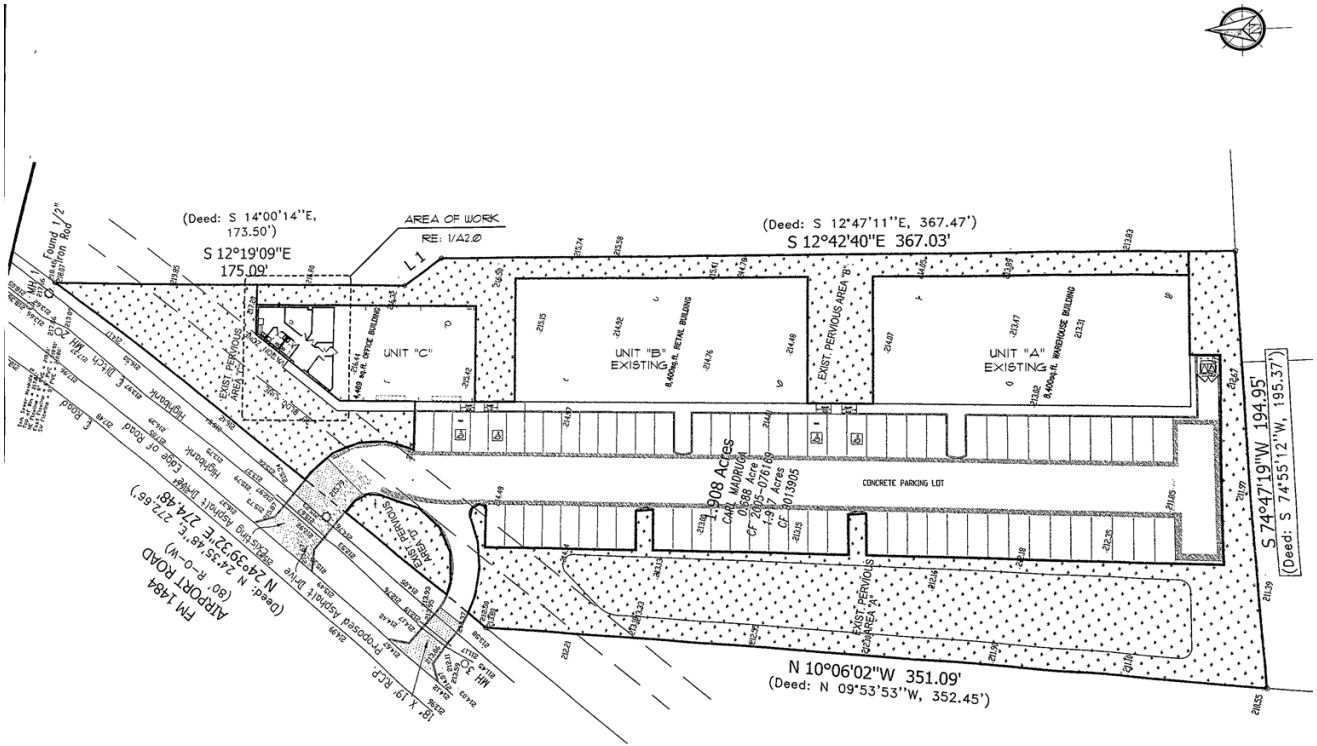
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SITE PLAN



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