

3626 North Frazier Industrial Park Dr. | Building 7



FOR LEASE
WILL FINISH TO SUIT

**HIGH QUALITY BUSINESS
PARK ENVIRONMENT IN
NORTH CONROE**

**9,750 SF WAREHOUSE,
TO INCLUDE A +/- 1700 SF
SPEC OFFICE
ON 37,828 SF OF LAND**

CALL FOR MORE INFO

FIRST 
HOUSTON Properties, Inc.

Jonathan McDaniel

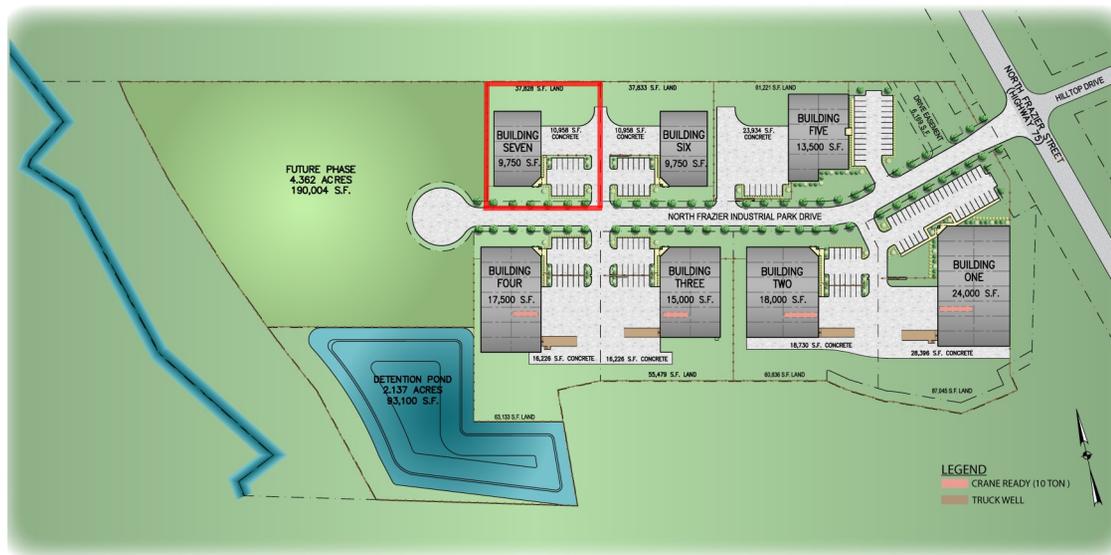
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Patrick McKiernan

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BUILDING & PARK AMENITIES



- **NOW SHELL COMPLETE**
- IDEAL FOR DISTRIBUTION, MANUFACTURING, SHOWROOM WAREHOUSE SPACE & SERVICE COMPANIES
- BUSINESS PARK ENVIRONMENT
- 9,750 SF WAREHOUSE ON 37,828 SF OF LAND
- THIS WAREHOUSE INCLUDES A +/-1,700 SF SPEC OFFICE
- 22' TO 24' EAVE HEIGHT
- 2 GRADE DOORS (14'X16') + DOCK AVAILABLE
- 400 AMP, 480 V, 3 PHASE POWER
- 5 TON CRANE READY
- DETENTION + A PUBLIC ROAD ARE PROVIDED
- OTHER WAREHOUSES FOR LEASE, SALE & BUILD TO SUIT
- PLEASE CONTACT AGENTS FOR MORE INFORMATION, INCLUDING ELEVATIONS AND FLOOR PLANS

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LOCATION



- GREAT LOCATION & FREEWAY ACCESS
- 20.49 ACRE SITE IN THE 3600 BLOCK OF NORTH FRAZIER (HWY. 75)—ON THE WEST SIDE BETWEEN LEAGUE LINE RD & FM 3083. CLOSE TO MAJOR INDUSTRIAL PARKS & AIRPORT IN N. CONROE
- LESS THAN 1 MILE FROM I-45 VIA LEAGUE LINE—WHICH IS NOW EXTENDED EAST TO AIRPORT
- APPROX. 15 MILES TO WOODLANDS PARKWAY—20 MILES TO EXXON MOBIL



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