

For Lease

Hickerson Industrial Park
501 Hickerson, Building 4
Conroe, TX

10-Ton Crane Ready Industrial Facility



Property Highlights

SQUARE FOOTAGE

- ±9,991 SF
- Freestanding Building

LAND SIZE

- ±1.25 Acres
- Outside Storage Area

LEASE RATE

- \$0.78/SF NNN

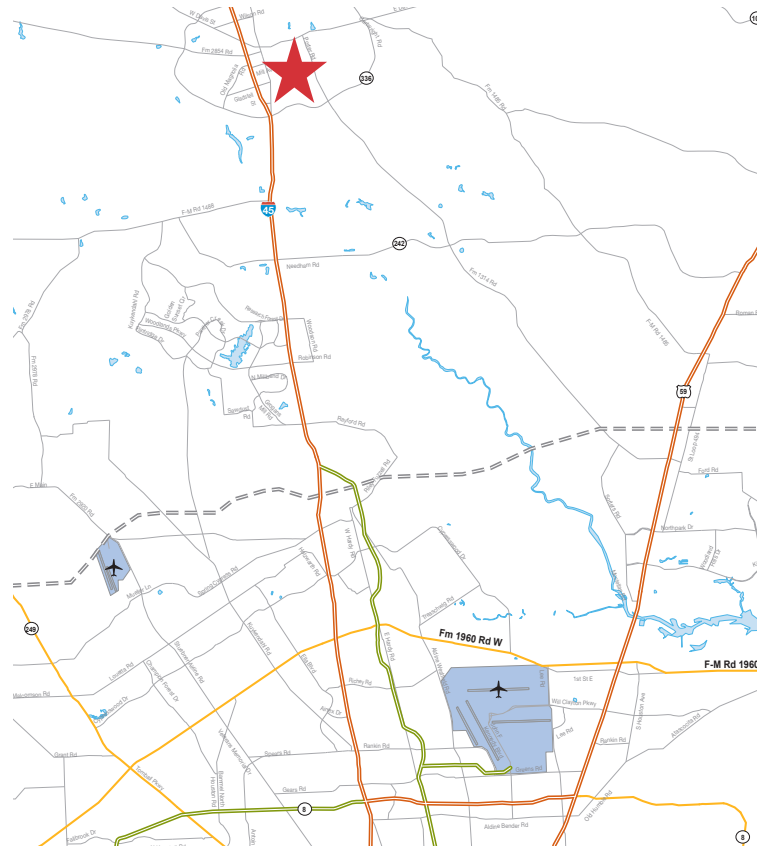
LOCATION

- This facility is located inside Loop 336 east of I-45 and west of Highway 75 on Hickerson
- 7 miles north of The Woodlands

BUILDING FEATURES

- Metal Construction
- ±1,250 SF of Office Area
- Crane Ready (10-Ton)
- 26' Eave Height
- 3 Phase, 480 Volt, 400 Amp Power
- Shell Complete

Last Remaining Building in the Park



Travis Land, SIOR
tel 713 985 4624
travis.land@naipartners.com

NAI Partners
tel 713 629 0500
fax 713 629 0504
www.naipartners.com

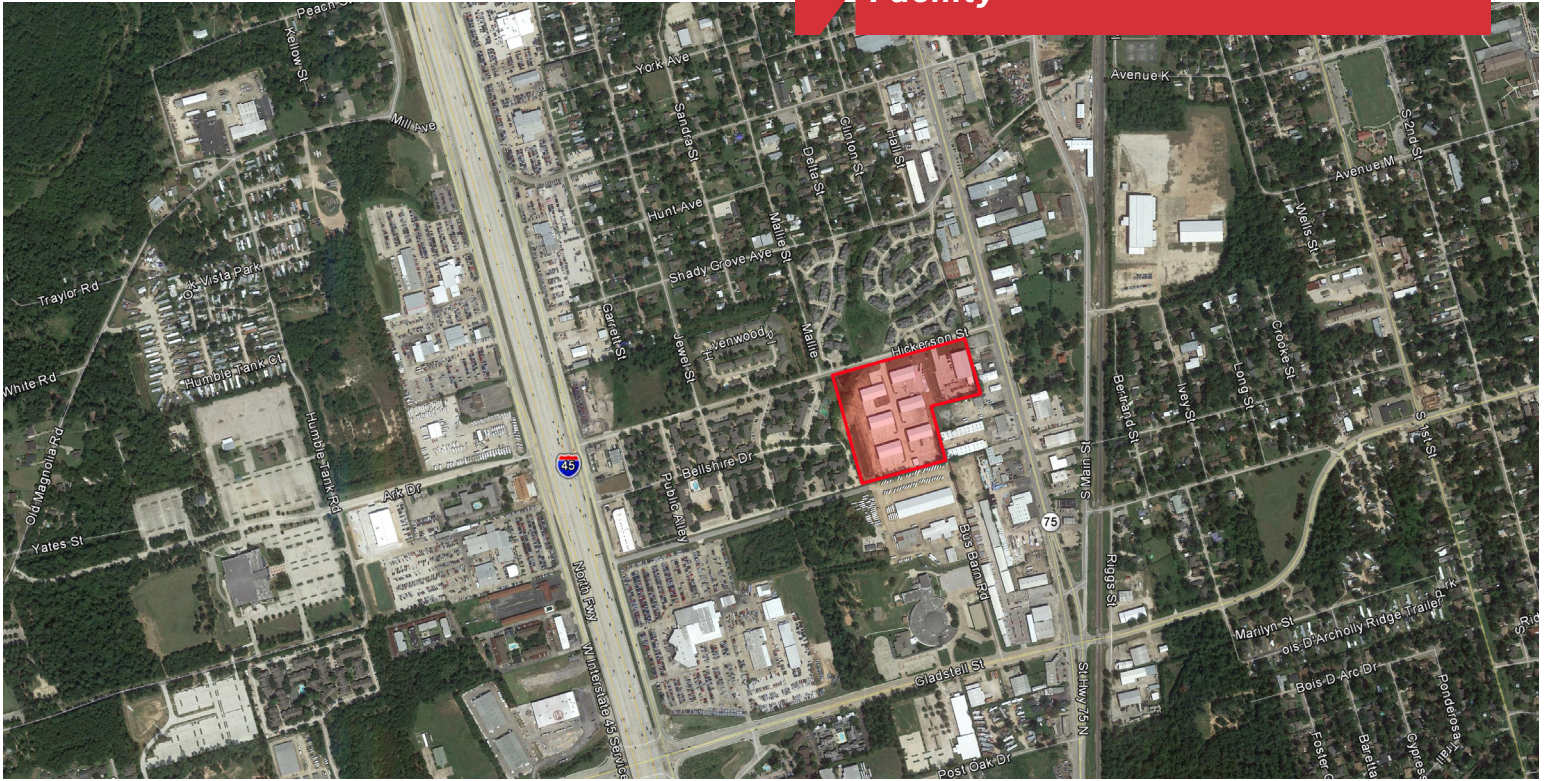
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