



Arrowstar Realty

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INDUSTRIAL OFFICE/WAREHOUSE FOR SALE & FOR LEASE!

9,900 SF OFFICE/WAREHOUSE ON 1.82 ACRES ON

2112 AIRPORT ROAD

CONROE, TX 77301

FOR SALE FOR \$1,500,000 OR \$0.90/SF/MO + NNN!



9,900 SF 3-PHASE OFFICE / WAREHOUSE ON 1.82 ACRES OFF OF AIRPORT ROAD IN CONROE! CRANE READY - CAN HOLD TWO 5 TONS OR ONE 10 TON! 600 AMPS, 24 FT EVE HEIGHT, THREE 14X16 FT ROLL UP DOORS, AND A FENCED IN STABILIZED YARD, COMPLETE WITH A GATE ON EACH SIDE OF THE BUILDING FOR EASY ACCESS! 2,796 SF OF OFFICE SPACE, WHICH INCLUDES A LOBBY, CONFERENCE ROOM, 7 OFFICES, A KITCHEN AND EATING AREA, TECHNOLOGY ROOM, 2 RESTROOMS, AND A SEPARATE HANDWASHING STATION! 13 SPACES OF PARKING OUT FRONT + ADDITIONAL PARKING INSIDE FENCED LOT! PERFECT LOCATION, AS THIS WAREHOUSE IS NOT ONLY EXTREMELY CLOSE TO LOOP 336 & FM 3083, BUT IS ALSO CLOSE TO HIGHWAY 105 AND ONLY A FEW MINUTES FROM I-45!

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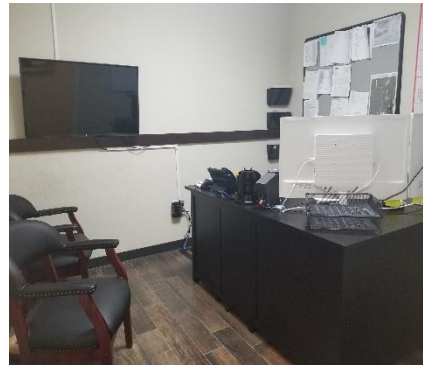
OVERVIEW

**2112 AIRPORT ROAD
CONROE, TX 77301**

- 9,900 SF WAREHOUSE
- 2,796 SF OF OFFICE SPACE!
- 3-PHASE WITH 600 AMPS!
- 24 FT CLEAR HEIGHT!
- FENCED IN STABILIZED YARD!
- (3) 14X16 FT ROLL UP DOORS
- HIGH VISIBILITY!
- HEAVY TRAFFIC AREA!
- EASY ACCESS – 2 GATES (1 ON EACH SIDE OF THE BUILDING!)
- VERY CLOSE TO LOOP 336 & FM 3083
- CLOSE TO HWY 105 & MINUTES FROM I-45!

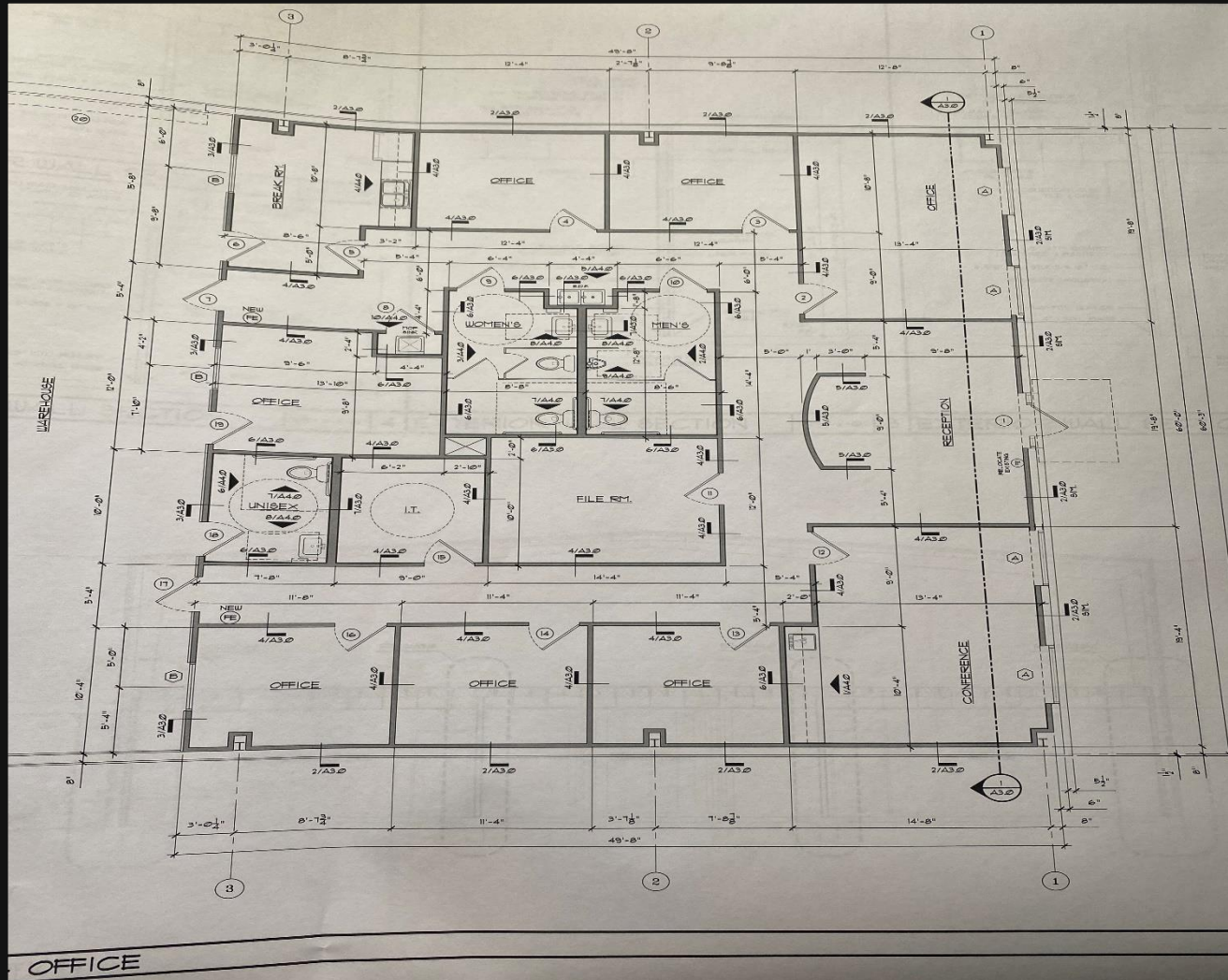
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OFFICE LAYOUT



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PLAT



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