



8601 Fawn Trail

7,000 SQUARE FOOT WAREHOUSE LOCATED
IN CONROE, TX 77385

UTILITIES & AMENITIES

-SPRAY FOAM
INSULATION

-AIRCONDITIONING
THROUGH OUT THE
WHOLE BUILDING

- SHEET ROCK WALLS
AROUND THE WHOLE
BUILDING

- 400 AMPS 3 PHASE

-2 LARGE METAL ROLE
UP DOORS FOR 18-
WHEELER ACCESS

- 10 SPOT PARKING

-LOT SIZE .81AC

-OFFICE SPACE
AVAILABLE

Location

RAILROAD

UNION PACIFIC BULK TAINER SERVICE-SPRING-TX

21 Minute
Drive

13.5 Miles

FREIGHT PORT

Port of Houston

52 Minute
Drive

41.2 Miles

AIRPORT

Houston George Bush Intercontinental Airport

31 Minute
Drive

25.1 Miles



Sale & Lease Options

SALES PRICE \$1,070,000



SINGLE NET LEASE PRICE \$1.10 PER SQUARE FOOT

TRIPLE NETS LEASE PRICE \$1.30 PER SQUARE FOOT

In A single Net Lease, The Tenant Pays A Lower Base Rent In Addition To Property Taxes. A Triple Net Lease Includes Taxes, Insurance, And Maintenance Costs, In Addition To The Base Rent.