

ATTENTION BROKERS

# FOR LEASE



## Frazier Business Park

1300 SOUTH FRAZIER STREET  
CONROE, TEXAS 77301



INDUSTRIAL SPACES BUILT FOR BUSINESS SUCCESS

**625 SqFt. - 2,500 SqFt.**

Office and Industrial Suites  
Available for Lease

Welcome to **Frazier Business Park**, a **Workspace Nation™** signature property designed specifically for manufacturing and service businesses ready to grow.

- The park consists of four industrial buildings comprising approximately 101,000 square feet of leasable space located in Conroe, one of the fastest-growing cities in Texas.
- Each building on site is an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof.

**This versatile property caters to a wide range of businesses, with office/warehouse suites ranging from 625 square feet to 2,500 square feet, providing the perfect fit for any enterprise.**

### **INDUSTRIAL SUITES**

Each industrial suite has an air-conditioned office of at least 192 square feet, a person door, a bathroom, and a roll up door. The work space has 12' of clearance.

- Standard layout ranges from 625 SF to 2,500 SF
- Triple office + warehouse suite (3,750 SF)
- Assigned parking

### **OFFICE SUITES**

Each office suite has standard 8' drop ceilings, an entry reception area, private office space, a kitchenette, and a bathroom.

- Standard layout ranges from 625 SF to 1,000 SF
- Showroom office suite (1,250 SF)
- Assigned parking





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Is your client ready to join the  
**Workspace Nation™?**

Let's talk today.

LeasingTeam@GridPropertyManagement.com  
888-673-9949

Individual suite information is available at  
WorkspaceNation.com

OFFICE, WAREHOUSE, STORAGE, OR LIGHT  
MANUFACTURING/PRODUCTION SPACE

The **Workspace Nation™** portfolio is managed exclusively by Grid, a property management firm specializing in commercial and industrial properties.

