



Properties for Sale

1 2509 N Frazier St, Conroe, TX 77303



Property Details	
Price	\$3,599,000
No. Unit	0
Rentable Building Area	41,027 SF
Total Lot Size	4.40 AC
Property Type	Industrial
Property Sub-type	Manufacturing
No. Stories	1
Building Class	C
Year Built	1982
Tax ID/APN	9215-00-00300
Status	Active

Broker Information



Tim O'Neill  
(713) 289-0499

Property Notes

Sale Notes

Completely overhauled building in Conroe just 1/2 mile from I-45. Conroe is one of the fastest growing cities in the U.S.

Property Description

Totally redone 41,027 sf building with 4343 sf of office. Sits up high on 4.4 acres(never any flood issues). 30 ft eave height with 5 overhead cranes(two 3 ton, three 5 ton). All cranes, power and offices were completely redone in 2017. Close to Conroe Industrial Park and Conroe Regional Airport.

Highlights

MAIN WAREHOUSE WITH HVAC.  
FIBER OPTIC CABLE

MULTIPLE OVERHEAD CRANES  
HEAVY POWER

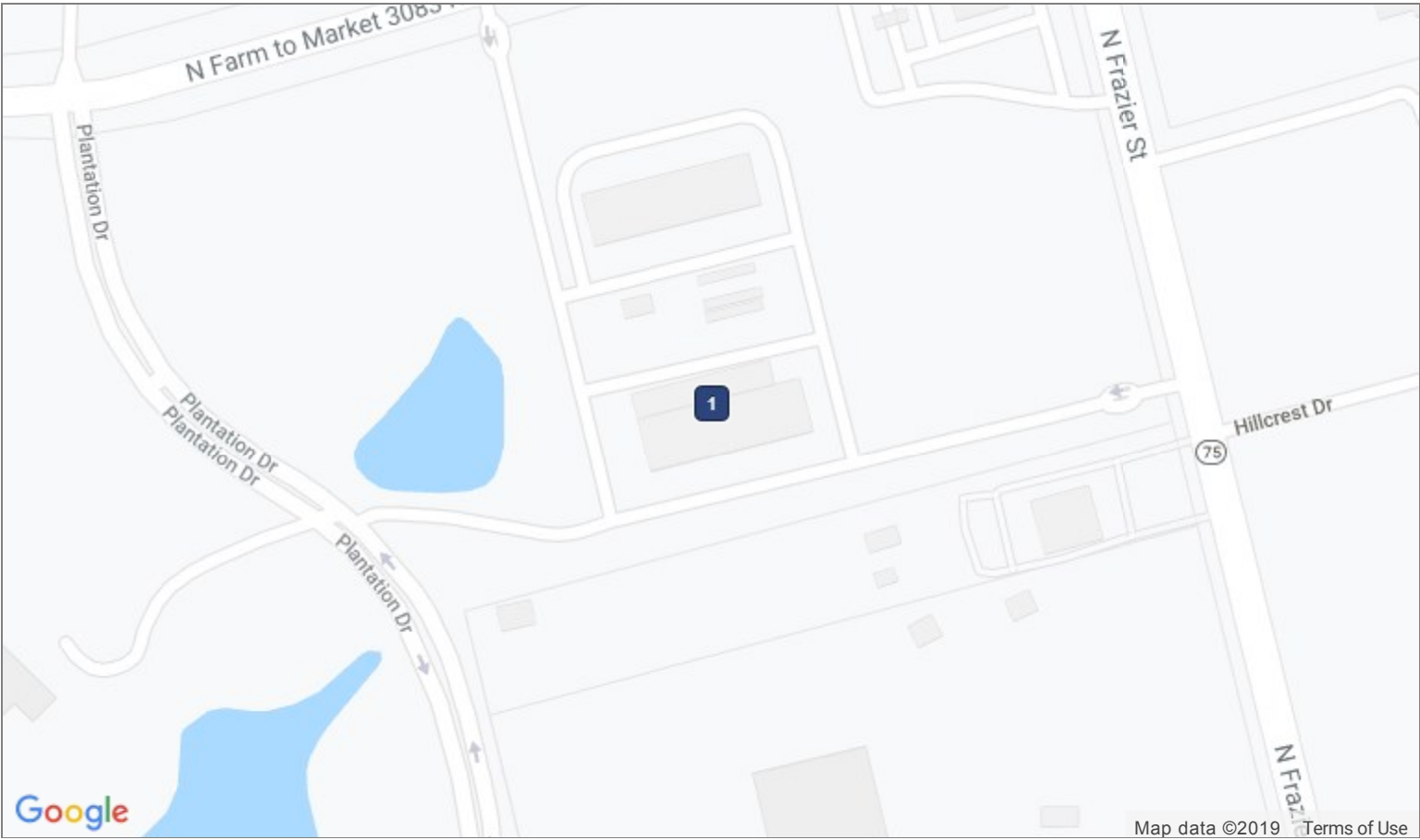
1/2 MILE FROM I-45.

Photos





Map



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