

1209 / 1215 FM 3083

Industrial Suites For Lease

 Conroe, TX 77303



Available Now

Suite 1209-A
±20,000 SF

Suite 1215-A
±20,000 SF

Suite 1215-B
±10,000 SF

-

\$1.10/SF NNN



CAPITAL REAL ESTATE

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**24' Clear Height • ESFR Sprinkler System • Frontage Along FM 3083 • 4 Dock Wells
Grade-Level Loading • Convenient Access to I-45 • Quality Office Finish**

Industrial Leasing Highlights

1209 / 1215 FM 3083

1209 / 1215 FM 3083 offers functional industrial space in Conroe, TX with frontage along FM 3083, convenient access to I-45, 4 dock wells, grade-level loading, 24' clear height, ESFR sprinklers, and quality office finish.



Available Suites

Suite 1209-A - ±20,000 SF

Suite 1215-A - ±20,000 SF

Suite 1215-B - ±10,000 SF

Total Available: ±50,000 SF

Building Features

- 24' clear height
- ESFR sprinkler system
- 4 dock wells
- Grade-level loading
- Front-load configuration
- Metal roof
- T5 lighting
- Quality office finish

Property Access

- Frontage along FM 3083
- Convenient access to I-45
- Located in Conroe, TX
- Functional layout for distribution, service, storage, or light industrial use

Summary

4 Total Dock Wells Across Both Buildings

Building 1 — 1209 FM 3083

Address: 1209 FM 3083
City / State / ZIP: Conroe, TX 77303
Square Feet: 20,000 SF
Office Area: 4,300 SF
Site Size: 3.47 Acres Shared
Coverage: 13.23%
Building Dimensions: 100.5' x 200.5'
Year Built: 2010
Configuration: Front Load
Clear Height: 24'
Dock Wells: 2
Grade-Level Doors: 2
Car Parking: 20
Roof: Metal
Lighting: T5 Lighting
Sprinklers: ESFR

Building 2 — 1215 FM 3083

Address: 1215 FM 3083
City / State / ZIP: Conroe, TX 77303
Square Feet: 30,000 SF
Office Area: 1,800 SF
Site Size: 3.47 Acres Shared
Coverage: 19.85%
Building Dimensions: 100.5' x 300.5'
Year Built: 2010
Configuration: Front Load
Clear Height: 24'
Dock Wells: 2
Grade-Level Doors: 4
Car Parking: 30
Roof: Metal
Lighting: T5 Lighting
Sprinklers: ESFR

Exterior / Dock Wells

Functional front-load industrial space featuring 4 dock wells between the two $\pm 20,000$ SF suites, grade-level loading, direct site circulation, and frontage along FM 3083.

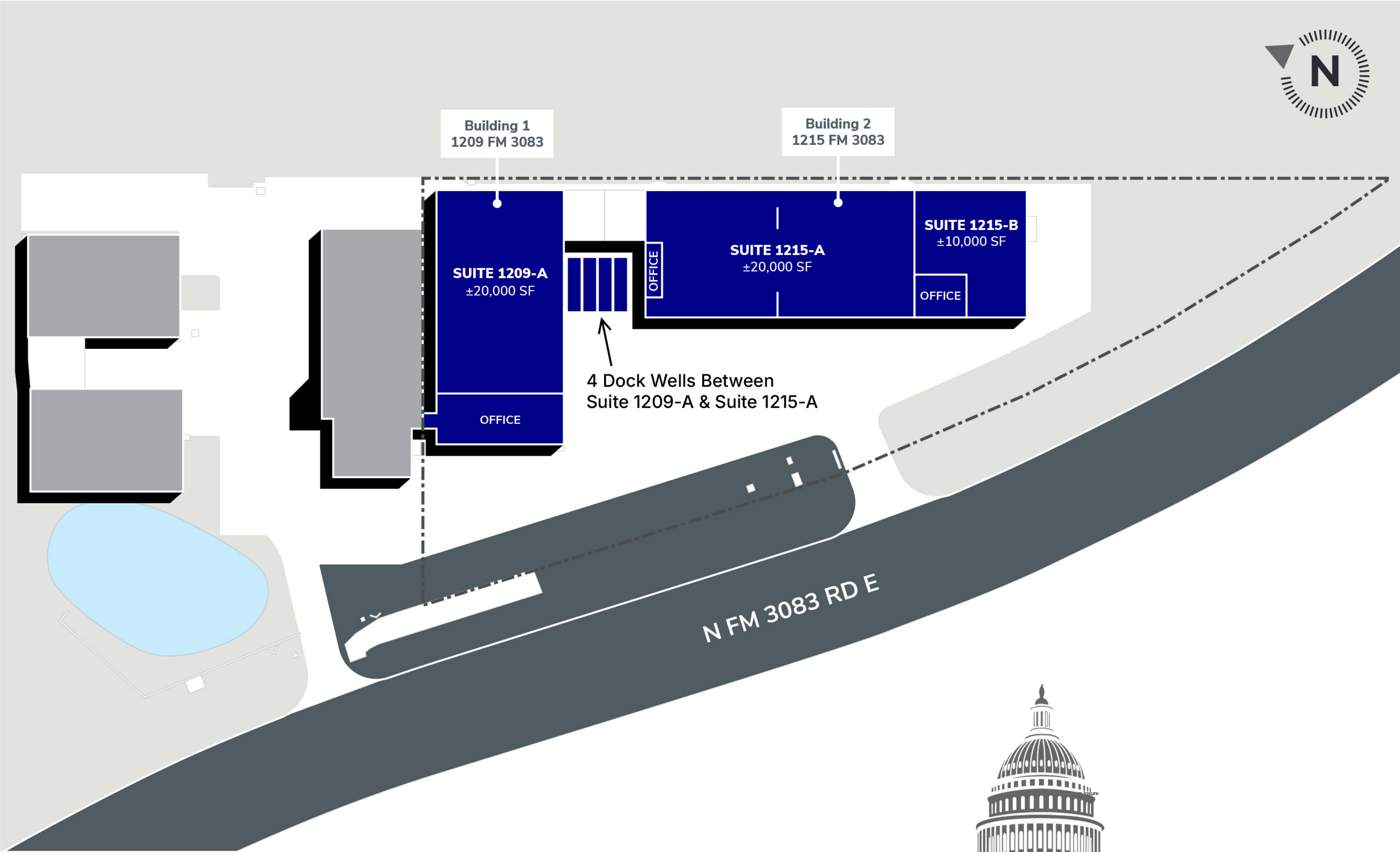




Interior / Warehouse

Clear, functional warehouse space with 24' clear height, ESFR sprinklers, T5 lighting, and flexible layout for distribution, storage, service, or light industrial use.

Site Plan

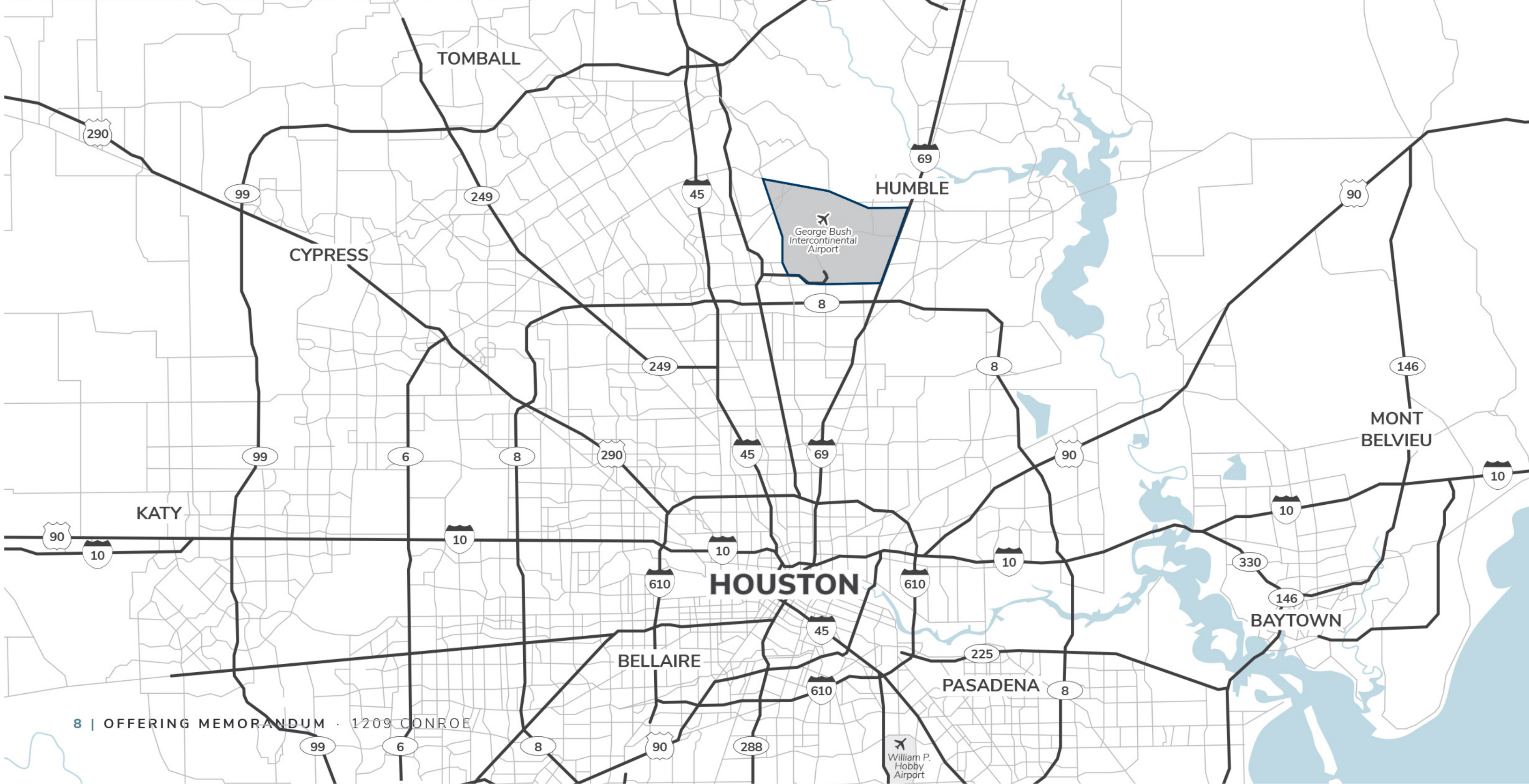



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Location Overview



Strategically located in Conroe with direct frontage along FM 3083 and convenient access to I-45, Highway 105, and key Greater Houston logistics routes.



8 | OFFERING MEMORANDUM · 1209 CONROE

 Highway 105
2.6 Miles · 5 Minutes

 Interstate 45
3.3 Miles · 8 Minutes

 Downtown Houston
44.7 Miles · 45 Minutes

 George Bush International Airport
35.4 Miles · 40 Minutes

 Port of Houston
68 Miles · 1 Hr

Location Aerial

Suite 1209-A
±20,000 SF
Available

Suite 1215-A
±20,000 SF
Available

Suite 1215-B
±10,000 SF
Available



Leasing Information

1209 / 1215 FM 3083 · Conroe, TX 77303

Suite 1209-A · ±20,000 SF | Suite 1215-A · ±20,000 SF

Suite 1215-B · ±10,000 SF | Total Available · ±50,000 SF | Lease Rate · \$1.10/SF NNN

For Leasing Information, Please Contact:

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