

# INDUSTRIAL WAREHOUSE FOR LEASE

236 INDUSTRIAL PARK DR VICTORIA, TEXAS 77905

**SITE**

35,028 SF  
±10-15 AC YARD

Victoria

Victoria  
Regional  
Airport



**NEWMARK**

*For information, please contact:*

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# PROPERTY INFORMATION

- ▶ **35,028 SF** ON  $\pm$ 10-15 ACRES OF STABILIZED & FENCED YARD
- ▶ **OFFICE**  
NEW 3,500 SF OFFICE (SHELL CONDITION)  
CAN BE BUILT OUT IN  $\pm$ 60 DAYS
- ▶ **CONTACT BROKER**  
LEASE RATE
- ▶ **AVAILABLE NOW**  
OCCUPANCY
- ▶ **2020/2026**  
YEAR BUILT
- ▶ **22' – 26' FT**  
EVE TO PEAK HEIGHTS
- ▶ **4 GRADE LEVEL DOORS**  
18'hx20'w AUTOMATED/DRIVE THRU CAPABLE
- ▶  **$\pm$ 500 SF**  
BREAK AREA, RR'S & STORAGE DECK ABOVE IN WAREHOUSE
- ▶ **3 PHASE ELECTRICITY**  
POWER
- ▶ **CANOPY AREA**  
CANOPY ON ONE SIDE OF BUILDING
- ▶ **WATER AND SEPTIC TANK**  
PROVIDED BY QUAIL CREEK MUD
- ▶ **RACKS**  
AVAILABLE

Optional  
 $\pm$ 5 ACRES

$\pm$ 10 ACRES

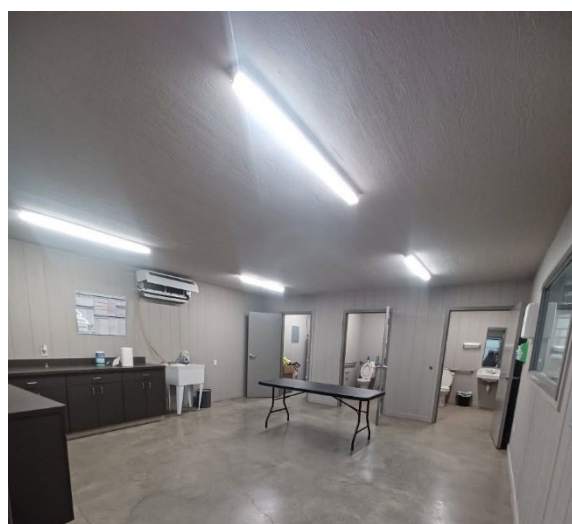
**NOTE:** OPTIONAL  $\pm$ 5 ACRE PARCEL OPEN TO INCLUDE IN LEASE



**RACKS ARE AVAILABLE**



**RACKS ARE AVAILABLE**



**BREAKROOM**



**GRADE LEVEL DOOR**



# 35,028 SF

- ▶ On 10-15 Acres of Stabilized & Fenced Yard
- ▶ NEW 3,500 SF Office (Shell Condition) that can be built out in  $\pm 60$  days

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**BRAND-NEW OFFICE EXTERIOR**



**BRAND-NEW OFFICE EXTERIOR**

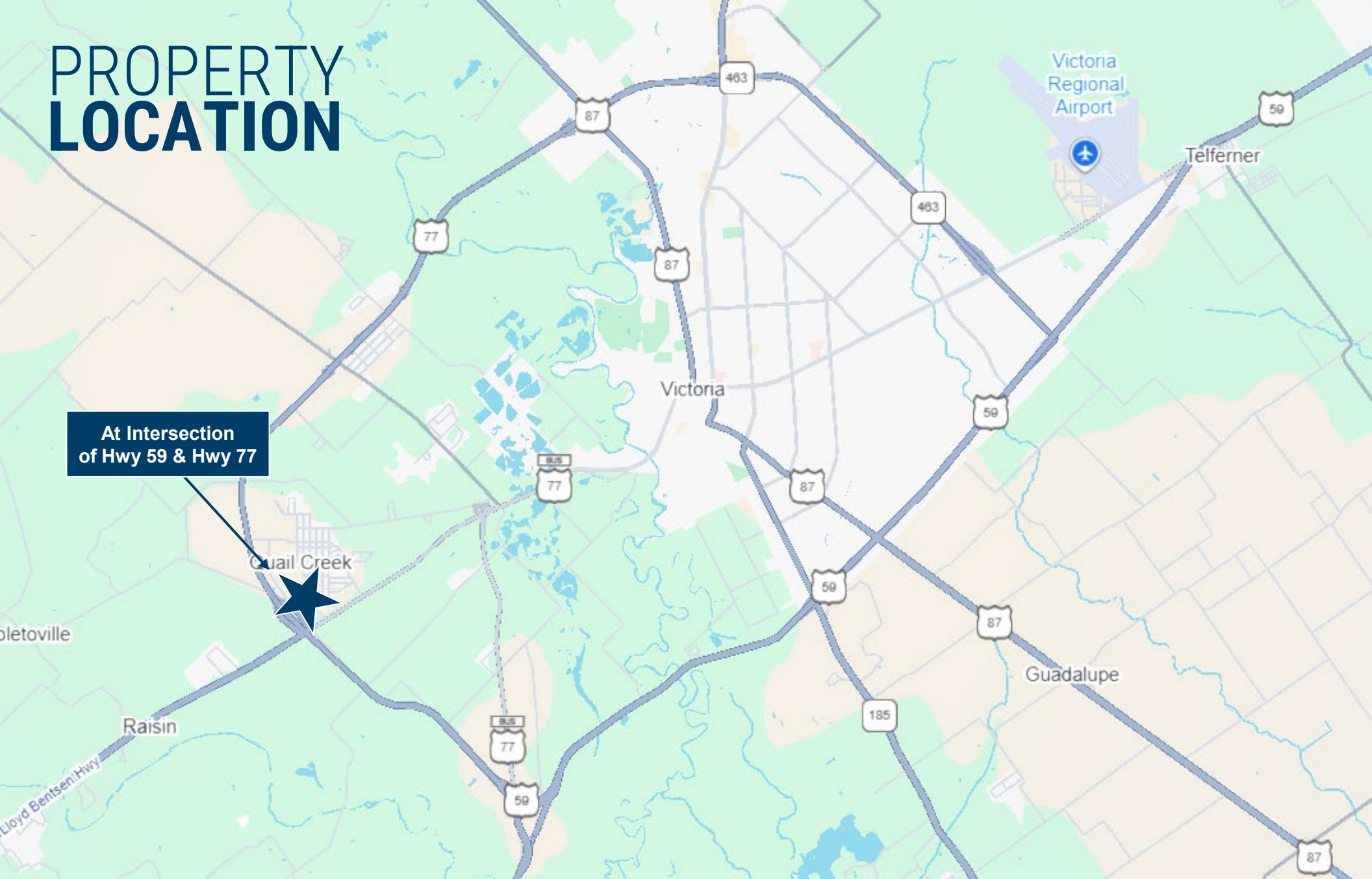


**BRAND-NEW OFFICE INTERIOR**



**BRAND-NEW OFFICE INTERIOR**

# PROPERTY LOCATION



At Intersection  
of Hwy 59 & Hwy 77

Quail Creek

Moletoville

Raisin

Lloyd Bensen Hwy

Victoria

Victoria  
Regional  
Airport

Telferner

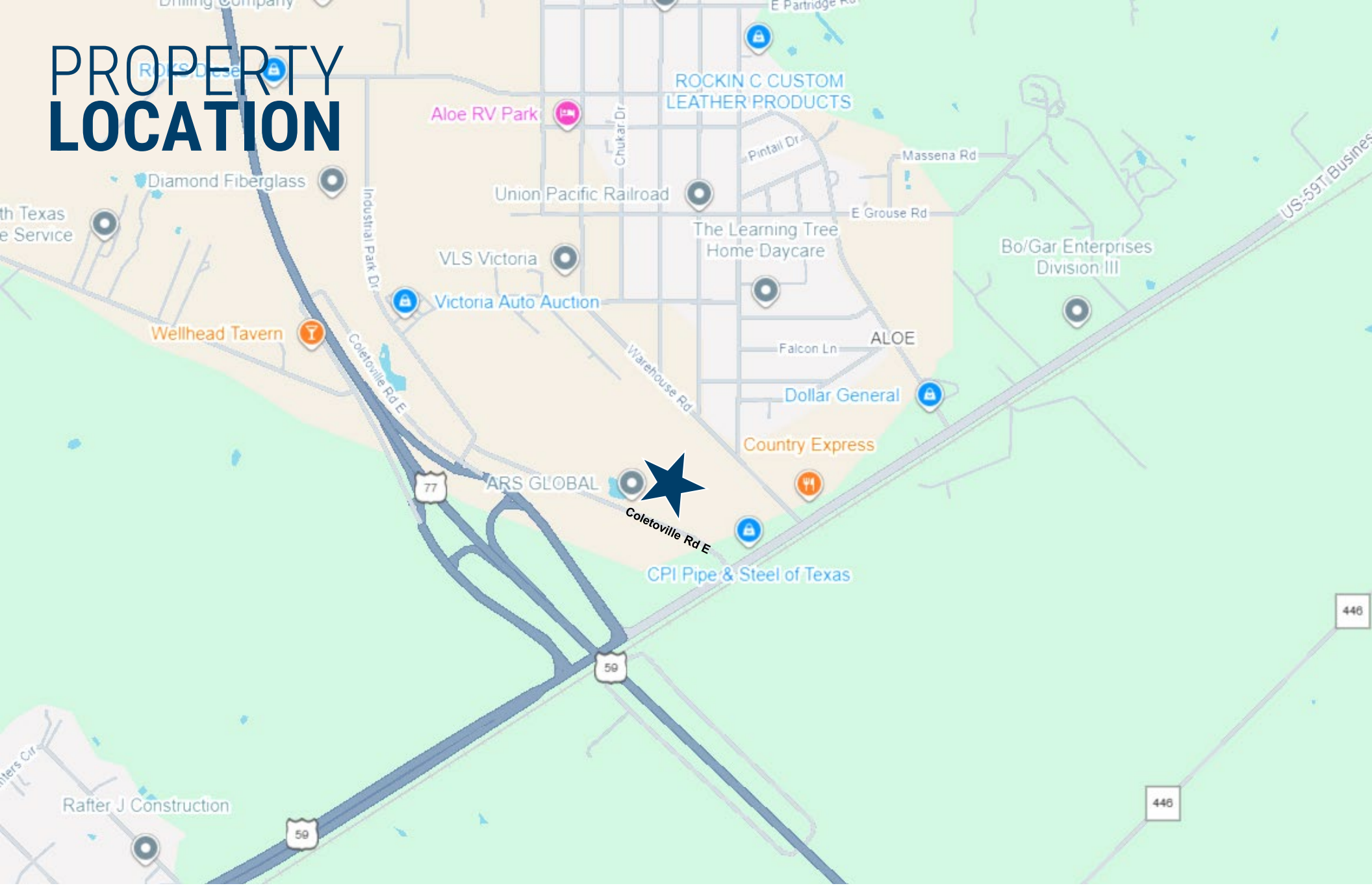
Guadalupe

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