



447 E. Plantation Drive
Clute, TX 77531

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INDUSTRIAL BUILDING FOR LEASE

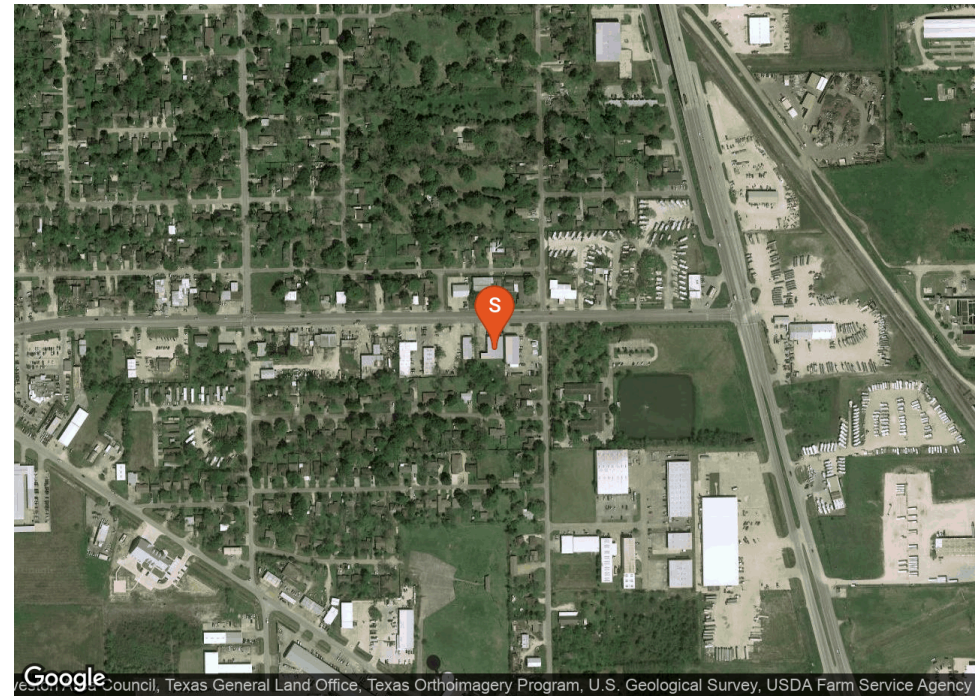


BUILDING HIGHLIGHTS

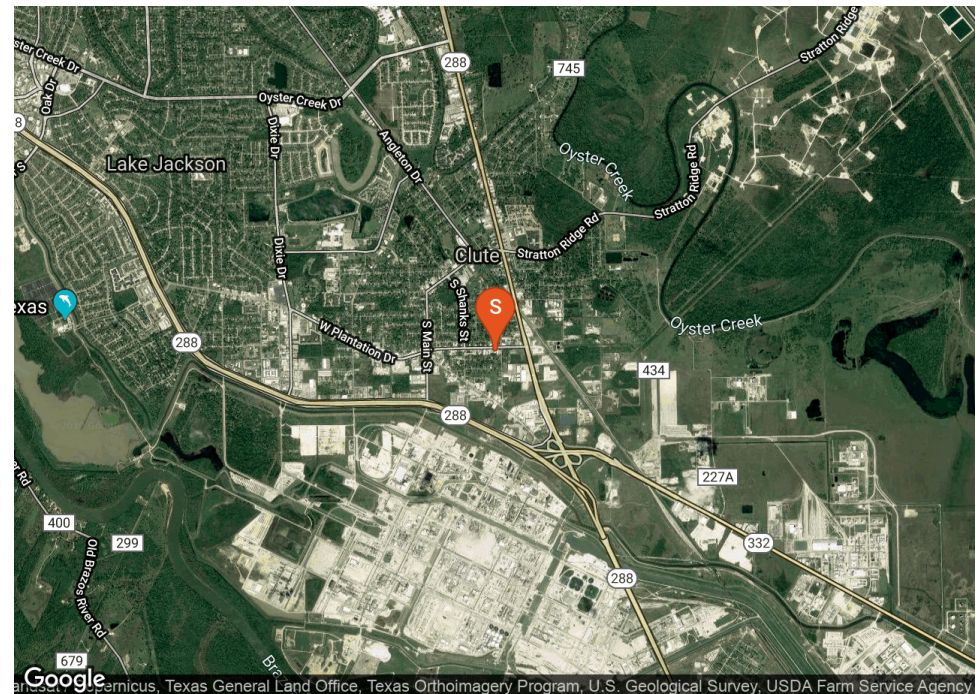
- 7000 Square Feet
- Great Condition
- Accessible Location
- \$4,650 Total Monthly Rent
- \$3,660 Monthly Base Rent + \$990 (NNN) Operating Expenses
- 440 Square Foot Air Conditioned Office Area
- Covered Dock High Truck Well
- One (1) block from Hwy 288B
- Close Proximity to Dow Chemical and BASF



Locator Map



Regional Map



PROPERTY DESCRIPTION

BUILDING SF	7,000
NET RENTABLE AREA (SF)	7,000
LAND SF	35,719
LAND ACRES	0.82
YEAR BUILT	2004
NUMBER OF PARKING SPACES	7
CEILING HEIGHT	17'
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	2
OFFICE SF	440 SF
OFFICE TO WAREHOUSE RATIO	6.2%

MECHANICAL

ELECTRICAL / POWER	220 Single Phase
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CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
EXTERIOR	Metal/Brick
PARKING SURFACE	Concrete
ROOF	Metal



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