



For Lease

±15,000 s.f. crane ready building

Site features:

- **Size:** ±15,000 s.f. building (100' x 150') on ±1.75 acres of land which offers outside storage
- Building designed with expansion capabilities
- **Office:** ±1,500 s.f. (expandable)
- **Crane ready:** 10-ton with 20' hook height
- **Construction type:** Metallic construction/brick facade office
- **Slab:** 6"
- **Clear height:** 28'
- **Truck apron:** ±100'
- **Span:** 2 - 50' clear span bays
- **Loading:** Grade level (truck well or ramp possible)
- **Doors:** Three (3) 12' x 14' overhead doors
- **Power:** 3 phase, 480 volt, 600 amp
- **Lighting:** T-5 lighting
- **Parking:** 16 spaces with room for more
- Build to suits available - Over ±30 acres remaining
- Park offers visibility from Highway 288, offers easy ingress/egress and frontage on three (3) streets
- Average daily traffic volume: 22,000 vehicles per day
- Lease rate: \$0.80/s.f. NNN

Angleton 288 Industrial Park
Highway 288 & County Rd 341
1830 CR 341
Angleton, TX 77515

Mark Nicholas, SIOR

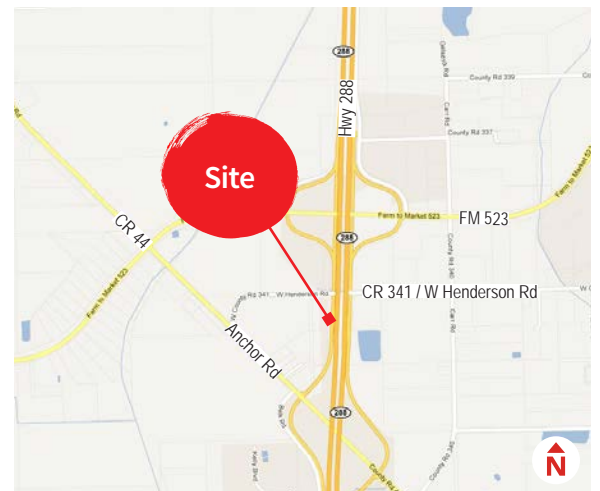
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For Lease

±15,000 s.f. crane ready manufacturing/distribution building

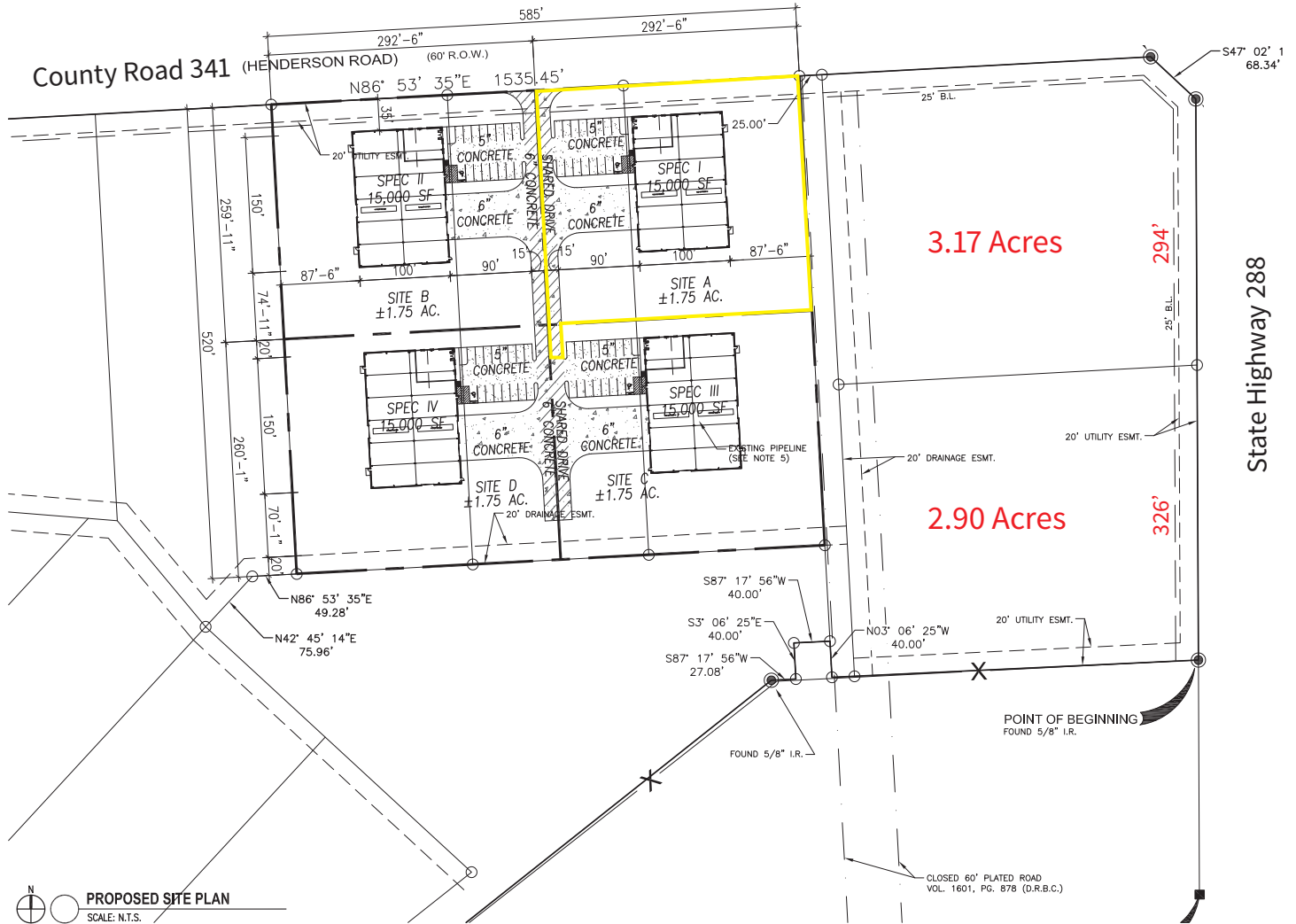
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*Park site plan for conceptual purposes

Travel Distance:

- To Brazoria County Airport: ~5 miles
- To Lake Jackson, TX: ~ 11 miles
- To Clute, TX: ~14 miles
- To Oyster Creek, TX: ~18 miles
- To Freeport, TX: ~20 miles
- To Sweeney, TX: ~25 miles

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS



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