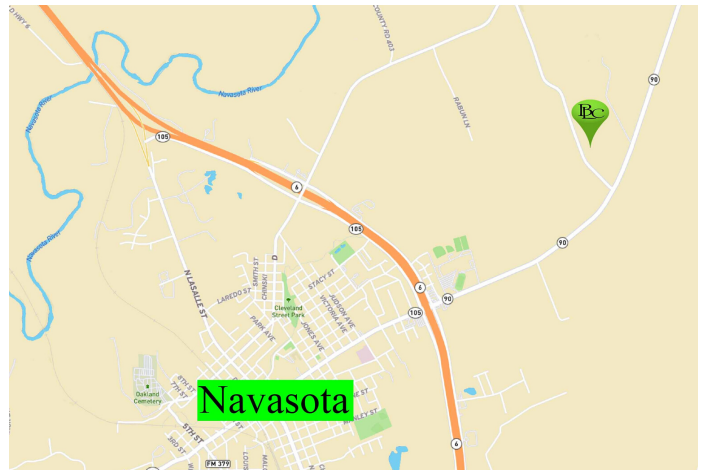




5907 FM 3455
NAVASOTA, GRIMES COUNTY, TEXAS 77868

11,630 SqFt of Office Warehouse Space



For Sale
\$799,000
Single Tenant Industrial
Office and Warehouse

BUILDING 1 DETAILS

4,880 SqFt -

- Professional Office Space:

2,000 SqFt

Front Foyer

4-5 Private Offices

2 Bathrooms

Breakroom

IT Room

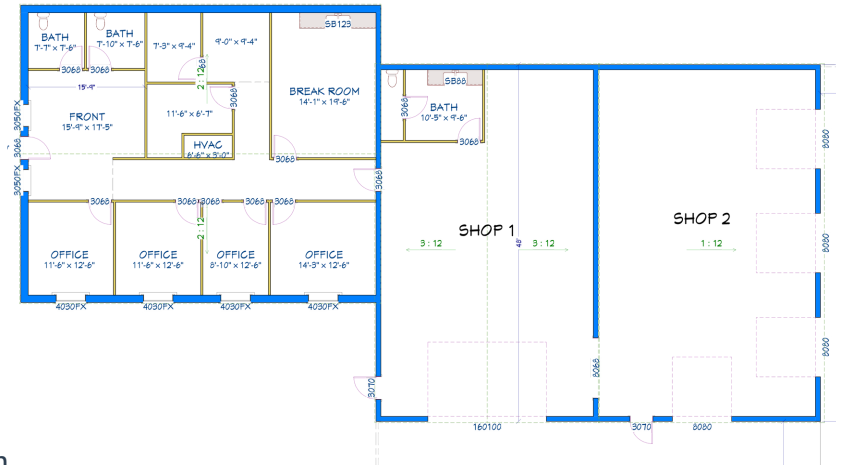
File Room

- Warehouse Space:

2,880 SqFt

6 Overhead Bay Doors

Bathroom & Breakroom



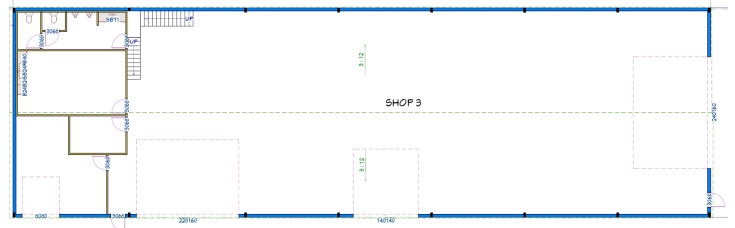
For inquiries, call 936-873-4000 and ask for Lauren Stuart. You may also send your questions to Lauren@BrazosLandCo.com.



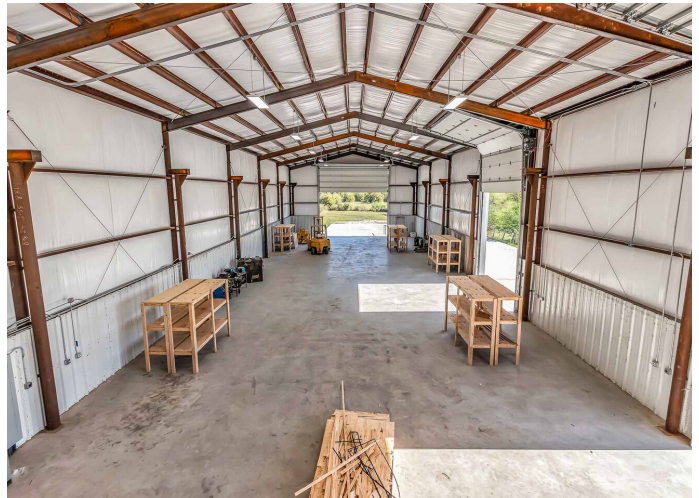
BUILDING 2 DETAILS

6,750 SqFt -

- 5,625 SqFt Insulated Warehouse:
 - 24' building height
 - 20' crane hook height
 - 3 Auto Lift, Overhead Doors
- 1,125 SqFt H&C Space:
 - 100 SqFt Office
 - Breakroom
 - 4 Stall Bathroom
 - Tool/Storage Room with Overhead Door
- 1,125 SqFt Upper Level Warehouse/Storage Space
- Concrete Access



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ADDITIONAL PROPERTY DETAILS

No Zoning

- 1.63 acres
- Buildings Renovated and Newly Constructed in 2019
- 14,500 SqFt of Stabilized Asphalt Parking
- 600 AMP 440 3 Phase Electric
- Security Lights
- Close Proximity to Highway 6 and Centrally Located between Houston, Austin, and Dallas

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