

FOR LEASE

4330 FM 1488

CONROE, TX 77384

OFFICE WAREHOUSE ON ±1 ACRE

LEASE RATE

CONTACT BROKER

PROPERTY HIGHLIGHTS

4,000

TOTAL SF

2,000

SF WH

1,000

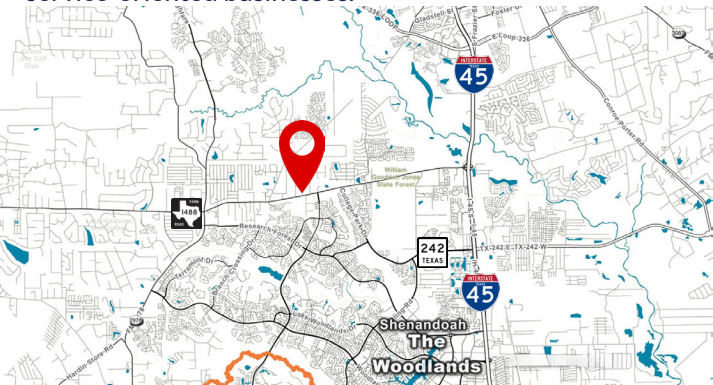
SF OFFICE

OFFICE WAREHOUSE

- 1,000 SF MEZZANINE FLOOR
- TWO (2) 14'X14' ROLL UP DOORS
- TWO (2) 14'X12' ROLL UP DOORS
- FULLY FENCED AND GATED
- WELL & SEPTIC
- SINGLE PHASE POWER
- 0.93 ACRE TRACT
- 39,360 VPD ON FM 1488
- 201' OF FRONTAGE ON FM 1488

UNBEATABLE ACCESS

Strategically positioned along the highly traveled FM 1488 corridor in Conroe, this property offers excellent frontage and visibility with approximately 39,360 vehicles per day. Conveniently located near The Woodlands, the site provides easy access to the greater North Houston market. With a fully fenced and gated ±0.93-acre tract, the property is ideal for a variety of office, warehouse, and service-oriented businesses.



NEWCOR

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SURROUNDINGS



DEMOGRAPHICS



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ADDITIONAL PHOTOS



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