

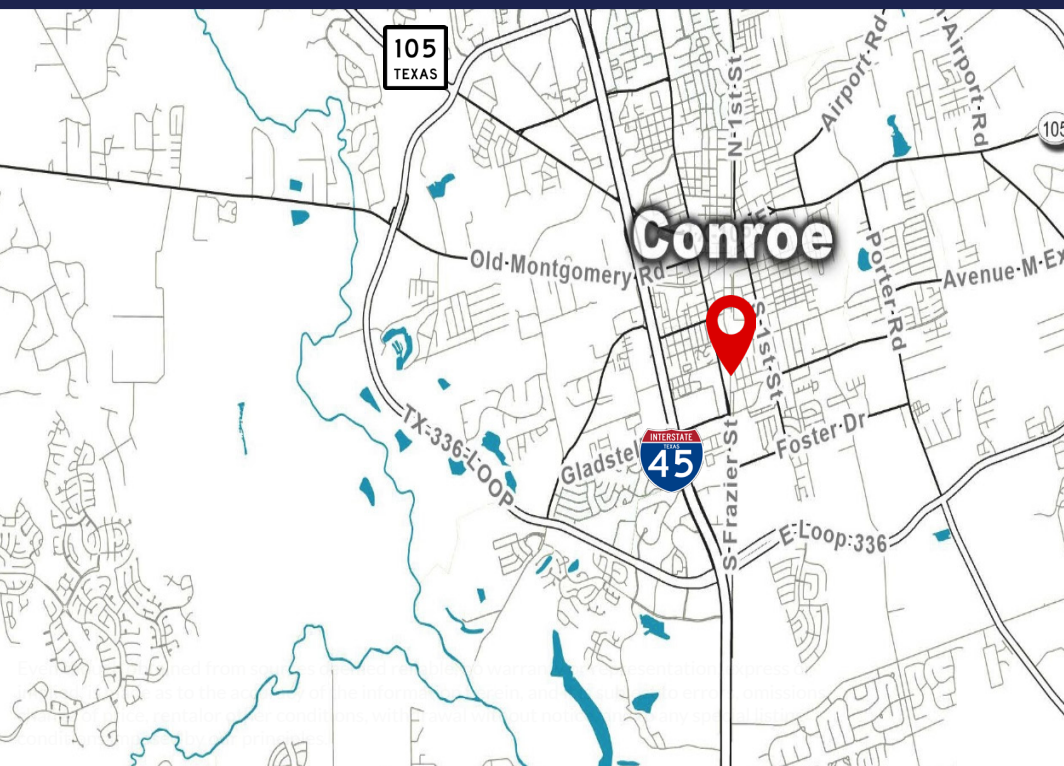
628 S. Frazier St.

Conroe, Tx 77301

For Sale or Lease



NEWCOR



Industrial Warehouse

Building 1: 3,840 SF - 15' eave height

Building 2: 20,000 SF - 18' eave height

Lot Size: .85 Acres

Lease Rate: \$0.50/SF

Sale Price: \$1,200,000

Features:

- One Office
- One Restroom
- Single Phase Power 240V
- (2) Loading Dock Doors - 16' high
- (1) Grade Level Door - 14' high
- Direct visibility/frontage on S. Frazier Street
- 10,952 VPD (2025) *Source Costar

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Points of Interest



Aerial



Photos

