

FOR SALE
507 BRYANT ROAD
CONROE, TX 77303



OFFICE / WAREHOUSE



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES



ASKING PRICE - \$1,200,000

- Metallic 12,500 SF building on 1.10 acres
- 16' Eaves, fully insulated building, grade level
- Majority of building has been built out \pm 10,000 SF and fully HVAC with 8' & 10' Drop ceiling
- Kitchen, numerous restrooms, and various large rooms
- Two bay grade level warehouse \pm 2,300 SF
- Built in 1982
- Fenced site with electric access gate
- Concrete parking and driveway with \pm .35 acres of undeveloped land
- Great access to major roads; US 75 is .21 miles to the west; Loop 336 is .5 miles to the south and I-45 is .83 miles to the west

PROPERTY PHOTOGRAPHY





CONTACT INFORMATION

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