





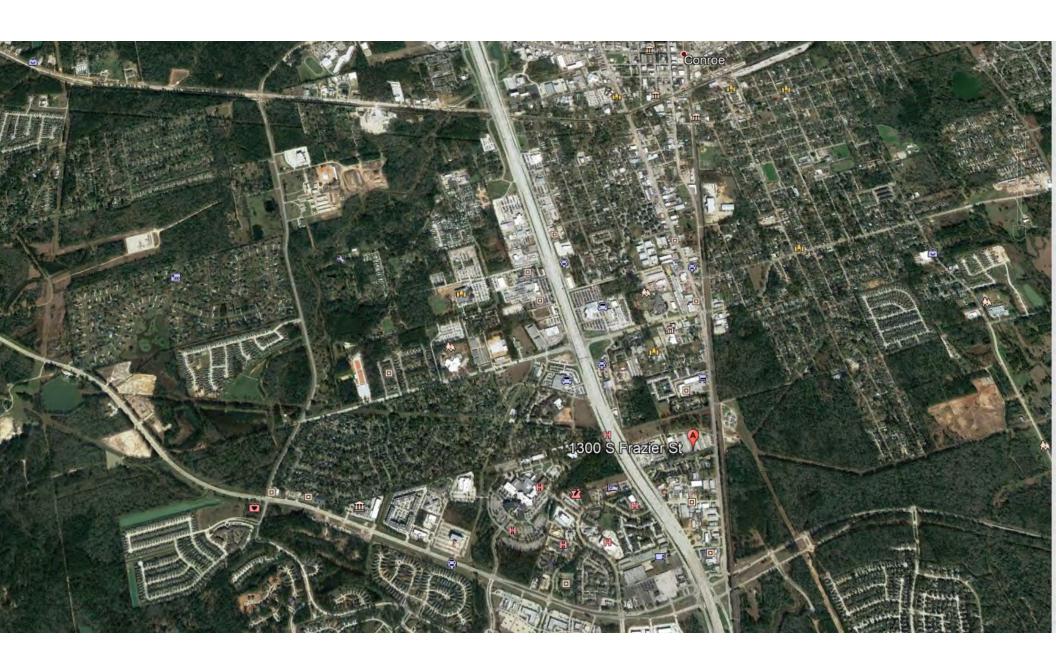
# Frazier Business Park

1300 South Frazier Street Conroe, Texas 77301

625 SqFt. - 1,250 SqFt. Office and Industrial Suites Available for Lease

1300 S Frazier Street Conroe, TX 77301

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com



1300 S Frazier Street Conroe, TX 77301

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com

### **Frazier Business Park**

#### PROPERTY FEATURES

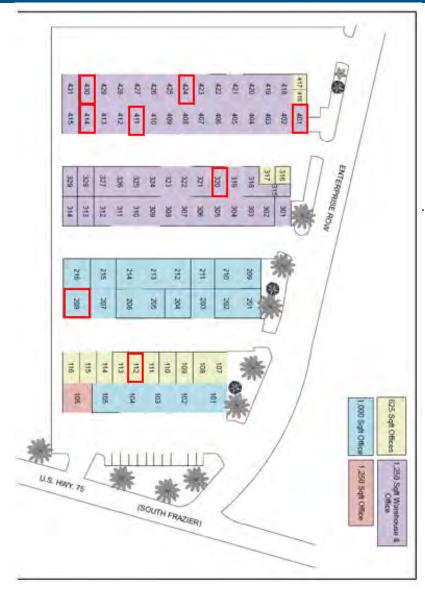
- The Frazier Business Park consists of 4 industrial buildings comprising approximately 101,000 square feet of leasable space
- The property consists of 431 office/warehouse suites ranging in size from 625 square feet to 1,250 square feet
- Each building on site is an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof
- Each Industrial Suite has an air-conditioned office of at least 192 square feet, a person door, a bathroom, and a roll up door. The work space has 12' of clearance.
- Each Office Suite has standard 8' drop ceilings, an entry reception area, private office space, a kitchenette, and a bathroom.





1300 S Frazier Street Conroe, Texas 77301

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com



### **Current Availability**

#### **OFFICE SUITES**

- Suite 208 Available Now 1,000 SqFt. Office w/ 3 Private Offices
- Suite 112 Available Now 1,000 SqFt. Office w/ 1 Private Offices
- Suite 401 Available 9/10/2021 1,250 SqFt Office w/ Attached Warehouse

#### **INDUSTRIAL SUITES**

- Suite 319/320 Available Now 2,500 SF Office, 792 sqft Warehouse
- Suite 411 Available 9/15/21 1,250 sqft Warehouse, 500 sqft Office
- Suite 414 Available Now 1,250 sqft Warehouse, 192 sqft Office
- Suite 424 Available 9/13/21 1,250 sqft Warehouse, 192 sqft Officee
- Suite 430 Available Now 1,250 sqft Warehouse, 192 sqft Office

## **Pricing**

Pricing varies between suite configurations. Photos, details, and lease rates for all suites can be found at www.FrazierBusinessPark.com.

Tenants will pay their own electricity, internet, and phone. Serious inquiries only. Courtesy to brokers.

1300 S Frazier Street Conroe, Texas 77301

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com

#### **Exterior Site Photos**









1300 S Frazier Street Conroe, Texas 77301

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com

#### **Office Suite Interior Photos**











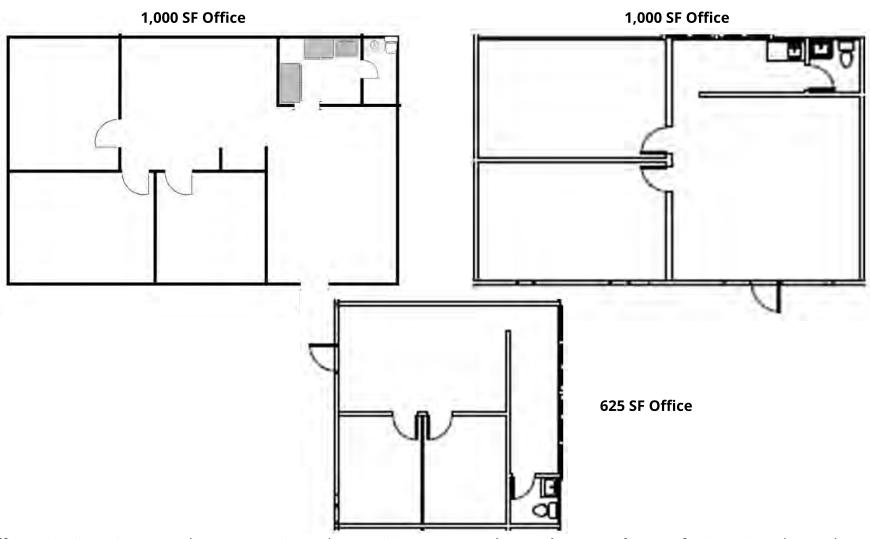


Office suite interiors vary between units. Please visit **www.FrazierBusinessPark.com** for interior photos by suite.

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com

1300 S Frazier Street Conroe, Texas 77301

#### Office Suite Floor Plans



Office suite interiors vary between units. Please visit **www.FrazierBusinessPark.com** for interior photos by suite.

1300 S Frazier Street Conroe, Texas 77301

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com

#### **Industrial Suite Interior Photos**







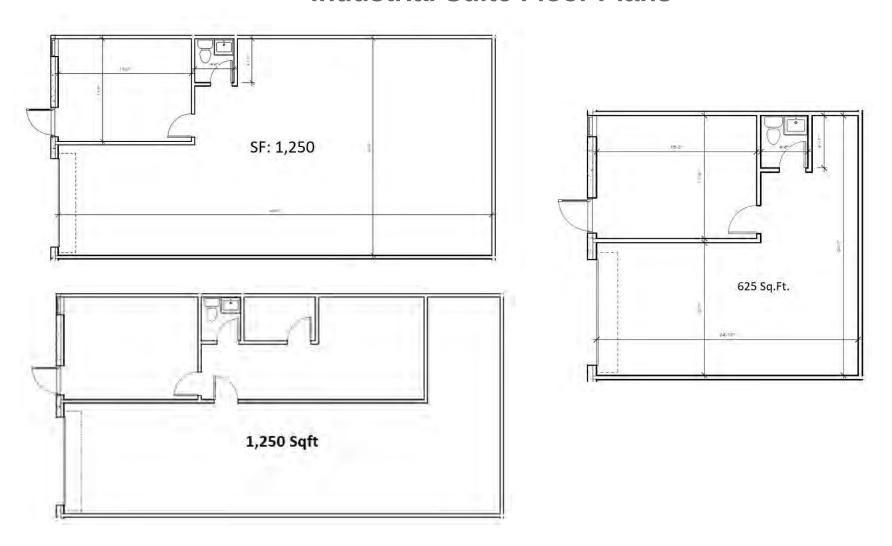




Warehouse suite interiors vary between units. Please visit **www.FrazierBusinessPark.com** for interior photos by suite.

1300 S Frazier Street Conroe, Texas 77301

#### **Industrial Suite Floor Plans**



Warehouse suite interiors vary between units. Please visit **www.FrazierBusinessPark.com** for interior photos by suite.

1300 S Frazier Street Conroe, Texas 77301

Kiely@GridPropertyManagement.com 281-503-5988 FrazierBusinessPark.com

#### Showroom/Office Combination Suite Interior Photos













Please visit www.FrazierBusinessPark.com for interior photos by suite.