



MOTE & ASSOCIATES

Industrial For Lease

350 English Trail, Venus, TX
(out of city limits)



- Outside storage, fenced on three sides with automatic front gate.
- Located out of city limits, no zoning.
- 16' clear height, clear span.
- Single phase power
- Automotive users on a case-by-case basis.
- Located just off FM 917.
- Tenants pay for own trash and separately metered electric, plus pro-rata share of water.
- Outside storage limitations include allowing access from adjacent tenants to their rear doors.
- Suites can be leased together or separately.

Availability:

Suite A +/-5,200 SF \$6,747.59 Mo. (\$5,460.59 base + \$1,287.00 NNN)

Warehouse/office suite with outside storage. Office features a reception/waiting area, 7 offices, break area, and a restroom. Warehouse features one 10'w x 14'h grade-level overhead door and one 10'w x 10'h grade-level overhead door with a restroom.

Suite B +/-4,000 SF \$5,150.00 Mo. (\$4,160.00 base + \$990.00 NNN)

Warehouse/office suite with outside storage. Office features a reception/waiting area, an office, and a restroom. Warehouse features one 12'w x 14'h grade-level overhead door with mezzanine storage.

Suites A&B +/-9,200 SF \$11,897.59 Mo. (\$9,620.59 base + \$2,277.00 NNN)

Suites A and B may be combined and leased together.

Lease Rate:

\$12.48-\$12.60 SF + NNN (\$2.97 SF)

Location:

Near 287, 287 Business, and Highway 360

Use:

Industrial



Offered for lease exclusively by:

Mote & Associates

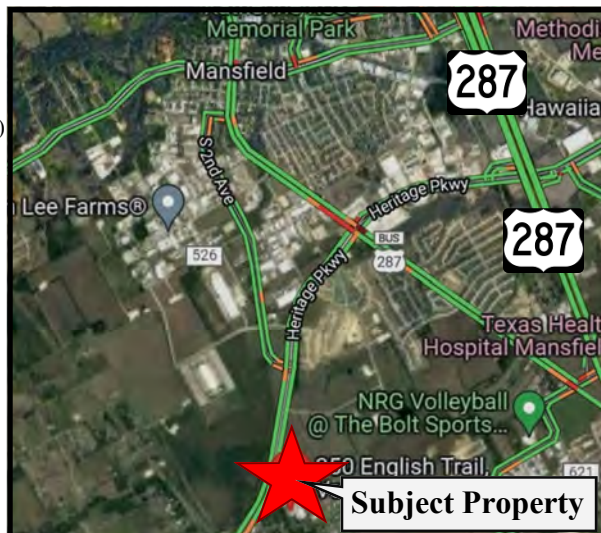
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All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.