

VENERGY INDUSTRIAL PARK

3012 VENERGY DRIVE, BROOKSHIRE, TEXAS 77423

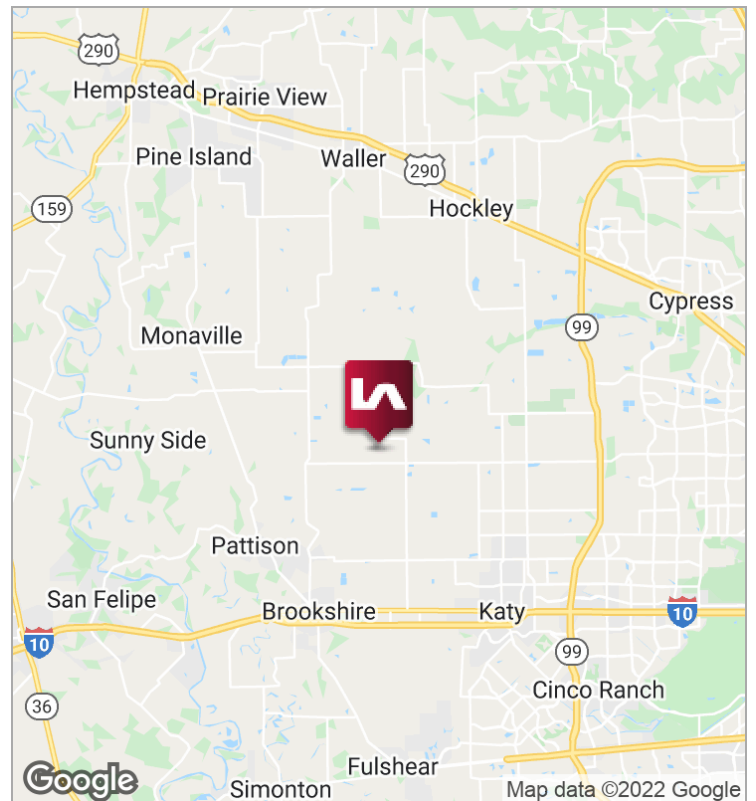


PROPERTY OVERVIEW

Available Space:	± 45,000 SF
Office:	± 2,736 SF
Land:	± 4.59 Acres
Year Built:	2021
Eave Height:	± 35'
Crane:	Ten (10) 5-Ton JIB Cranes & Four (4) 35-Ton OH Bridge Cranes
Loading:	Seven (7) 25'x25' Grade Level Doors
Power:	3 Phase/480V/2,000 Amps
Tax Rate:	2.112%

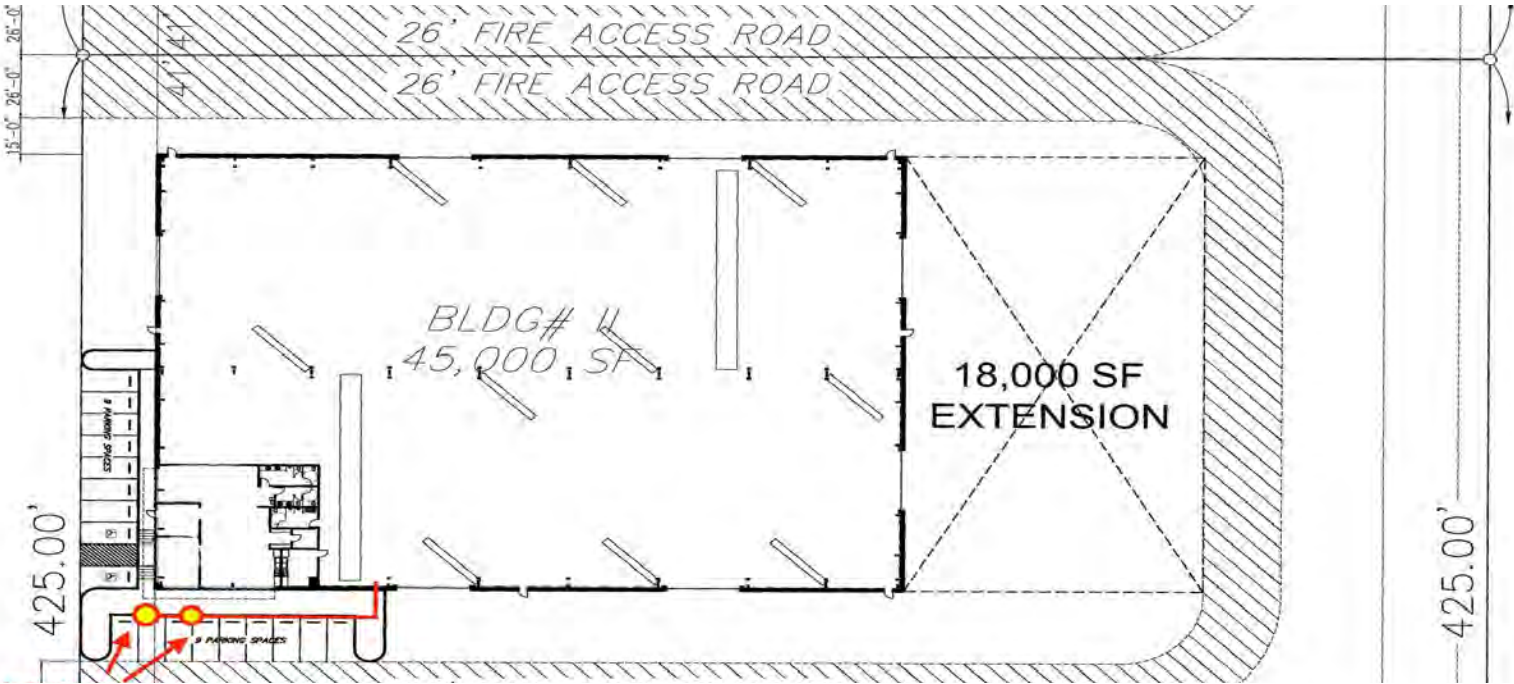
ECONOMIC DATA

Lease Rate:	Call For Information
Lease Expiration:	7/31/2032
Available:	Immediately



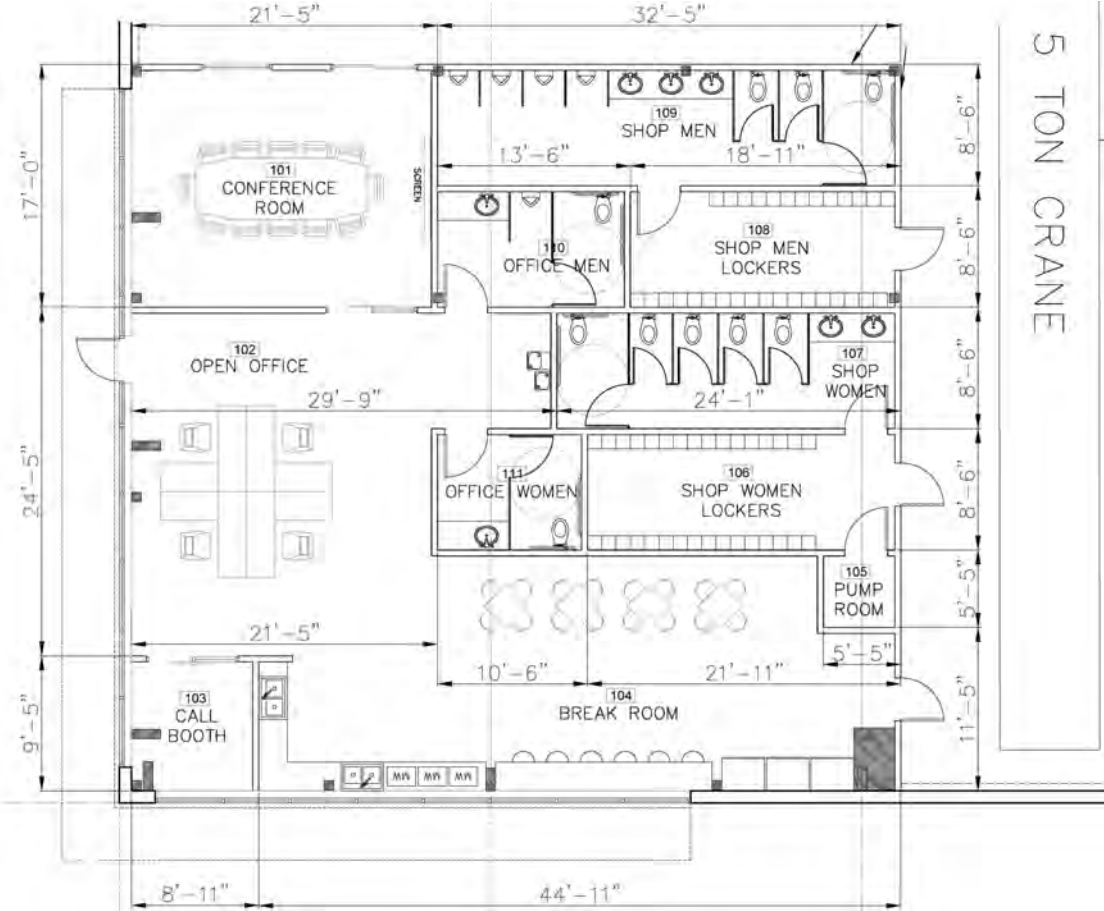
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