



ATTENTION BROKERS  
**FOR LEASE**

## **Frazier Business Park**

1300 SOUTH FRAZIER STREET  
CONROE, TEXAS 77301

**625 SqFt. - 2,500 SqFt.**  
**Office and Industrial Suites**  
**Available for Lease**

[FrazierBusinessPark.com](http://FrazierBusinessPark.com)

# Frazier Business Park

1300 SOUTH FRAZIER STREET  
CONROE, TEXAS 77301

## PROPERTY OVERVIEW

- The Frazier Business Park consists of four industrial buildings comprising approximately 101,000 square feet of leasable space located in Conroe, one of the fastest-growing cities in Texas.
- Each building on site is an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof.

**This versatile property caters to a wide range of businesses, with office and warehouse suites ranging from 625 square feet to 2,500 square feet, providing the perfect fit for any enterprise.**

## INDUSTRIAL SUITES

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.

- Standard layout ranges from 625 SF to 2,500 SF
- Triple office + warehouse suite (3,750 SF)
- Assigned parking

## OFFICE SUITES

Each office suite has standard 8' drop ceilings, an entry reception area, private office space, a kitchenette, and a bathroom.

- Standard layout ranges from 625 SF to 1,000 SF
- Showroom office suite (1,250 SF)
- Assigned parking



# For Lease - 1,000 sqft Office Suite w/ 3 Private Offices, Storage, Kitchenette, Restroom and AC

**1,000**  
SQUARE FEET

**\$15.25** /yr  
RENT / SF

**\$1,270.83**  
RENT

281-503-5988  
www.FrazierBusinessPark.com



PROPERTY ADDRESS

1300 S Frazier St. - Suite 105  
Conroe, TX 77301

LEASE TYPE: **NNN**    AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,000 SqFt Office Suite w/ reception area, three private offices, storage closet, a kitchenette, private restroom, central air conditioning, and assigned parking.

Located off of I-45, the Frazier Business Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing and production space. This property recently had site-wide renovations. The site now has site-wide exterior digital security cameras operating and recording 24/7.

Suite 105 is located in an exposed aggregate concrete tilt-up structure with a metal standing-seam pitched roof.

The suite has ample power and ample lighting.

Power Details: This Suite has 120v single-phase power

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

One-year minimum lease. Extensions beyond one year are available.

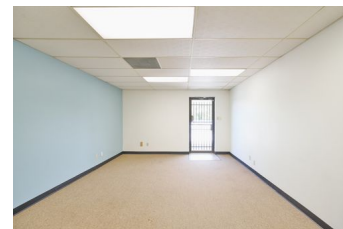
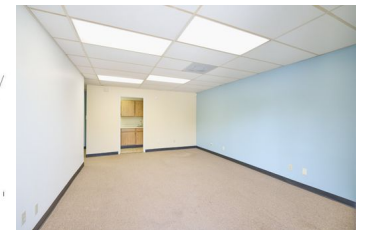
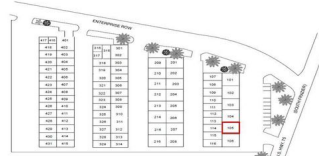
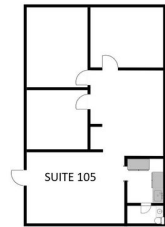
The first-year base rent rate is \$11.50 per year per square foot (\$958.33 per month total) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$312.50 per month), resulting in all-in lease costs of \$1,270.83 per month for year 1 with 5% annual increases in base rent.

AMENITIES

- Kitchenette
- Reception Area
- Private Offices
- Restroom

RENTAL TERMS

Rent	\$1,270.83
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



# 1,250 SqFt. Industrial Suite w/ Attached Office Space for Lease!

**1,250**  
SQUARE FEET

**\$11.75** /yr  
RENT / SF

**\$1,223.96**  
RENT

**(281) 503-5988**  
www.FrazierBusinessPark.com



PROPERTY ADDRESS

1300 S Frazier St. - Suite 310  
Conroe, TX 77301

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **12/20/24**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located off of I-45, the Frazier Business Park is ideal for businesses that need office, warehouse, storage, or light manufacturing and production space. This property has wrapped up with site-wide renovation beginning in late 2020.

The Frazier Business Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 310 is located in an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 1,250 square feet, which includes 192 square feet of office space and 1,058 square feet of warehouse/work space. The warehouse portion of the suite has 12' clearance, LED lighting, and a roll-up door.

Suite 310 has a wall-mounted air conditioning unit located in the office area of the suite.

Power Details: This Suite has 120v single-phase power

HVAC Maintenance : HVAC maintenance and repair will be the responsibility of the owner.

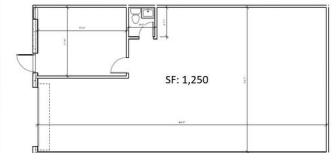
The first-year base rent rate is \$8.00 per year per square foot (\$833.33 per month total) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$390.63 per month), resulting in all-in lease costs of \$ 1,223.96 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Attached Office Space
- Private Restroom
- assigned parking
- High Ceiling Clearance Warehouse

RENTAL TERMS

Rent	\$1,223.96
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



# 1,000 SqFt. Office Suite w/ Reception Area, Three Offices, & Kitchenette For Lease!

**1,000**  
SQUARE FEET

**\$15.75** /yr  
RENT / SF

**\$1,312.5**  
RENT

281-503-5988  
www.FrazierBusinessPark.com



PROPERTY ADDRESS

1300 S Frazier St. - Suite 203  
Conroe, TX 77301

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Please visit [FrazierBusinessPark.com](http://FrazierBusinessPark.com) for a full list of details and photos for this suite and others!

1,000 SqFt Office Suite with reception area, three private offices, a storage closet, a kitchenette, a private restroom, central air conditioning, and assigned parking.

Located off of I-45, the Frazier Business Park is ideal for businesses that need office, warehouse, storage, or light manufacturing and production space.

The Frazier Business Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 203 is located in an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof.

The suite has ample power and ample lighting.

Power Details: This Suite has 120v single-phase power

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

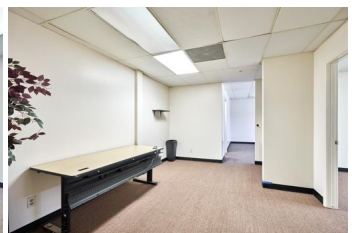
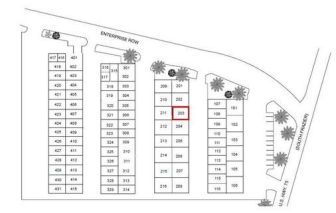
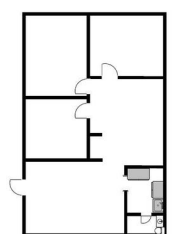
The first-year base rent rate is \$12.00 per year per square foot (\$1,000.00 per month total) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$312.50 per month), resulting in all-in lease costs of \$1,312.50 per month for year 1 with 5% annual increases of the base rent.

AMENITIES

- Kitchenette
- Private Bathroom
- Reception Area
- Private Offices
- Storage Closet
- Central Air Conditioning
- Assigned Parking

RENTAL TERMS

Rent	\$1,312.50
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



# 1,000 sqft Office Suite w/ 3 Private Offices, Storage, Kitchenette, Restroom and AC - For Lease!

**1,000**  
SQUARE FEET

**\$15.75 /yr**  
RENT / SF

**\$1,312.5**  
RENT

**281-503-5988**  
www.FrazierBusinessPark.com



## PROPERTY ADDRESS

1300 S Frazier St. - Suite 215  
Conroe, TX 77301

COMMERCIAL TYPE: **Office**    LEASE TYPE: **NNN**  
AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,000 SqFt Office Suite w/ reception area, three private offices, storage closet, a kitchenette, private restroom, central air conditioning, and assigned parking.

Located off of I-45, the Frazier Business Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing and production space. This property recently received site-wide renovations.

The Frazier Business Park will soon have site-wide exterior digital security cameras operating and recording 24/7.

Suite 215 is located in an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof.

The suite has ample power and ample lighting.

Power Details: This Suite has 120v power

One-year minimum lease. Extensions beyond one year are available.

The first-year base rent rate is \$12.00 per year per square foot (\$1,000.00 per month total) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$312.50 per month), resulting in all-in lease costs of \$1,312.50 per month) for year 1 with 5% annual increases of the base rent.

## AMENITIES

- Private Restroom
- Office Space
- A/C
- Kitchenette

## RENTAL TERMS

Rent	\$1,312.50
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



# Office Space with Attached Industrial/Warehouse Space + Assigned Parking - 1,250 SF

**1,250**  
SQUARE FEET

**\$11.75** /yr  
RENT / SF

**\$1,223.96**  
RENT

281-503-5988  
www.FrazierBusinessPark.com



PROPERTY ADDRESS

1300 S Frazier St. - Suite 313  
Conroe, TX 77301

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,250 SqFt. Warehouse Suite w/ attached office space, a private restroom, and assigned parking.

Located off of I-45, the Frazier Business Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing and production space. This property underwent a series of site-wide renovations that were completed this year.

The Frazier Business Park will soon have site-wide exterior digital security cameras operating and recording 24/7.

Suite 313 is located in an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 1,250 square feet, which includes 192 square feet of office space and 1,058 square feet of warehouse space. The warehouse portion of the suite has 12' clearance, LED lighting, and a roll-up door.

Suite 313 has a wall-mounted air conditioning unit located in the office area of the suite.

Power Details: This Suite has 120v single-phase power

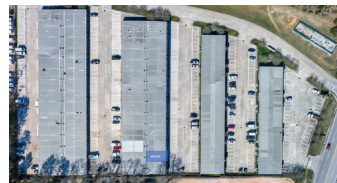
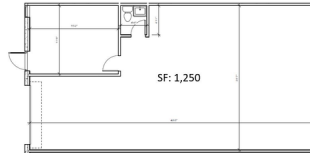
The first-year base rent rate is \$8.00 per year per square foot (\$833.33 per month) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$390.63 per month), resulting in all-in lease costs of \$1,223.96 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Attached Office Space
- Private Restroom
- Assigned Outdoor Parking
- High Ceiling Clearance Warehouse
- 1 Drive-In Roll Up Door

RENTAL TERMS

Rent	\$1,223.96
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



# For Lease - 2,500 SqFt. Warehouse/Industrial Suite w/ 384 SF of Office Space!

**2,500**  
SQUARE FEET

**\$11.75** /yr  
RENT / SF

**\$2,447.92**  
RENT

281-503-5988  
www.FrazierBusinessPark.com



## PROPERTY ADDRESS

1300 S Frazier St. - Suite 407/423  
Conroe, TX 77301

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Suite 407 and 423 are a combined 2,500 RSF of space with 384 RSF of office space and a resulting 2,116 RSF of warehouse space, two private restrooms, and assigned parking.

Suite 407 and 423 are back-to-back suites connected in the middle by an open warehouse.

\*Please note that photos are of a very similar unit nearby on site.

Located off of I-45, the Frazier Business Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing and production space.

The Frazier Business Park has site-wide exterior digital security cameras operating and recording 24/7.

Combined Suite 407/423 is located in an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof.

Both suites feature office space that includes wall-mounted air conditioning units, and a bathroom in each office.

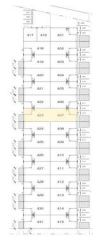
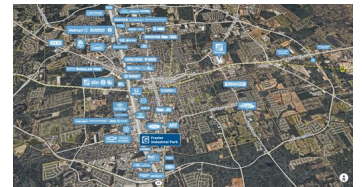
The first-year base rent rate is \$8.00 per year per square foot (\$1,666.67 per month total) plus \$3.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$781.25 per month), resulting in all-in lease costs of \$2,447.92 per month for year 1 with 5% annual increases on base rent.

## AMENITIES

- 2 Roll Up Doors
- High Ceiling Clearance
- High Interior Clearance
- Warehouse
- Assigned Outdoor Parking
- Warehouse
- Office Space

## RENTAL TERMS

Rent	\$2,447.92
Security Deposit	\$3,500.00
Application Fee	\$0.00



View this listing online:





# Frazier Business Park

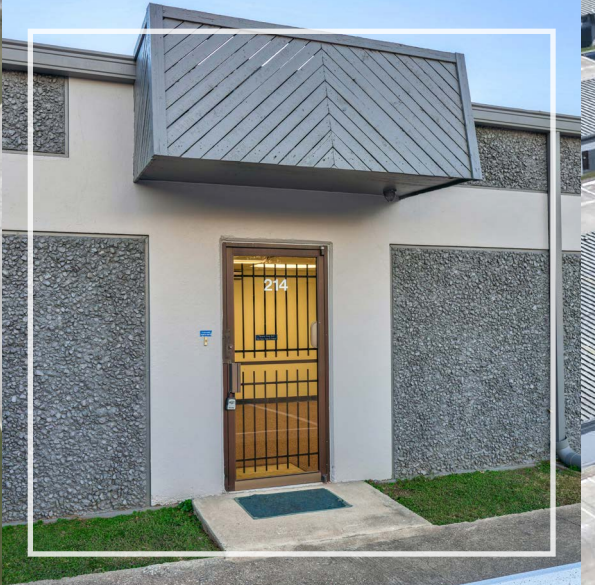
1300 SOUTH FRAZIER STREET  
CONROE, TEXAS 77301

OFFICE, WAREHOUSE, STORAGE, OR LIGHT  
MANUFACTURING/PRODUCTION SPACE

**Is your client the perfect fit?  
Let's talk today.**

[LeasingTeam@GridPropertyManagement.com](mailto:LeasingTeam@GridPropertyManagement.com)  
281-503-5988

Individual suite information is available at  
[FrazierBusinessPark.com](http://FrazierBusinessPark.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.