

**2450 Brahan Avenue  
2612 Governors Drive  
Office/Production/Warehouse for Lease**



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**LOCATION**

2450 Brahan Avenue & 2612 Governors Drive  
Conveniently located between I-565 and 431 west of  
Memorial Pkwy & east of Triana Blvd. on north side

**PRODUCT**

- ◆ **Approx. 12,000 s.f.**
- ◆ 4,500+/- s.f. office/production
- ◆ 5,700+/- s.f. warehouse with restroom
- ◆ **Approx. 1,500+/- s.f. office (detached)**

**LEASE RATE**

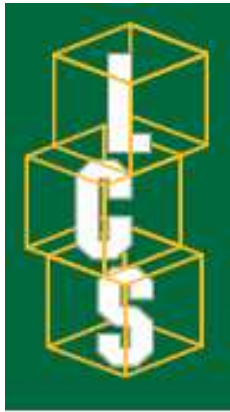
- ◆ **\$4.75/ s.f. - \$5.50/s.f.**
- Lease rate includes property taxes, building owner's insurance,  
and major maintenance. Tenant is responsible for minor  
maintenance, utilities, and janitorial services.

**AMENITIES**

Efficient assembly and storage space with offices. Loading  
areas include ground-level loading doors; 1 dock-level loading  
door; fenced storage yard, 1,000 s.f. new, covered shed.  
Detached office building has short-term lease.  
Zoning – C-2 Variance.

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