



SPACE FOR LEASE: FM 2004 BUSINESS PARK

5517 FM 2004 Hitchcock, TX

Flexible Spaces for Growing Local Businesses

Clean, versatile office + warehouse spaces built for home-based businesses expanding, local service providers, small manufacturers, creatives, e-commerce startups, and light retail.

Why FM 2004 Works:

- Warehouse + office or retail-ready layouts
- 14' eave height + 12'x14' roll-up door
- Private office (A/C + heat)
- Restroom + shop sink
- Easy access to I-45 & Hwy 6

Perfect For:

- Local service businesses & trades
- Makers, fabricators, and light manufacturers
- E-commerce & fulfillment startups
- Small retailers needing storage + workspace

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