

# FOR SALE / FOR LEASE

**14102 PINE MEADOW LN  
TOMBALL, TX 77377**

**LOT SIZE  
0.75 ACRES**



**4,000 SQFT**

**OFFICE / WAREHOUSE / STORAGE**

*All square footage figures are approximate measurements / to be verified by buyer*

Versatile and well-positioned commercial office/warehouse totaling approximately 4,313 sqft in the established Hirschfield Farms industrial area of Tomball, TX, ideal for owner-user or investor. The property offers a functional mix of finished office, climate-controlled and non-climate-controlled warehouse space, secure yard, parking space and convenient access to FM 2920, SH-249, and Grand Parkway (Hwy 99), providing strong connectivity to Northwest Houston and The Woodlands.



**1,750 SQFT  
OFFICE SPACE**



**1,600 SQFT  
UNCONDITIONED WAREHOUSE SPACE**

**650 SQFT**

CONDITIONED WAREHOUSE SPACE

**10,000 SQFT**  
PARKING SPACE

**313 SQFT**  
STORAGE SPACE



*Susan* **LUTZ**  
ELITE COASTAL REALTY GROUP  
**UNITED**  
REAL ESTATE

 **409-307-1830**

 **info@EliteCoastalRealtyGroup.com**

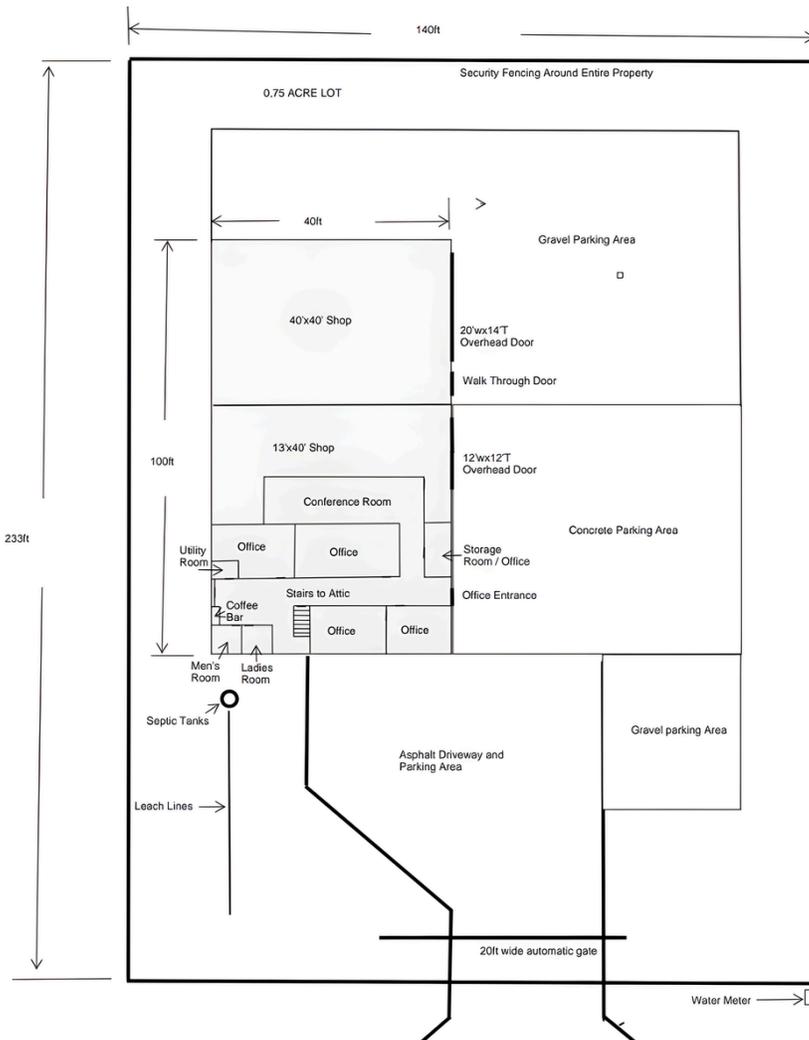
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## FEATURES & IMPROVEMENTS

- 1,750 sqft finished office area with 4–5 private offices, conference room, two restrooms, break room with kitchenette, and ground-floor storage closets
- 313 sqft decked storage above office space with stair access
- Tech/storage room
- 650 sqft climate-controlled shop with 14' eave height and 10'x12' overhead door
- 1,600 sqft non-climate-controlled warehouse addition (40'x40', 16' eave, 20'x14' overhead door; added in 2012)
- Approximately 10,000 sqft of usable yard and parking with asphalt, concrete, and crushed concrete surfaces
- Fully fenced property with 20' electronic gated entry
- Exterior lighting and alarm system
- Warehouse racking and office furnishings negotiable
- On-site septic with public water



6FT CHAIN LINK SECURITY FENCE AROUND ENTIRE PROPERTY PERIMETER – AT&T FIBER RAN INTO THE BUILDING – ALL OFFICES AND CONFERENCE ROOM WIRED WITH CAT 5 DATA CABLING – ADT ALARM SYSTEM – KEYPAD ENTRY PROPERTY GATE – NIGHT TIME SECURITY LIGHTING ON BUILDING – EXTERIOR 3 PHASE POWER RAN INTO BUILDING

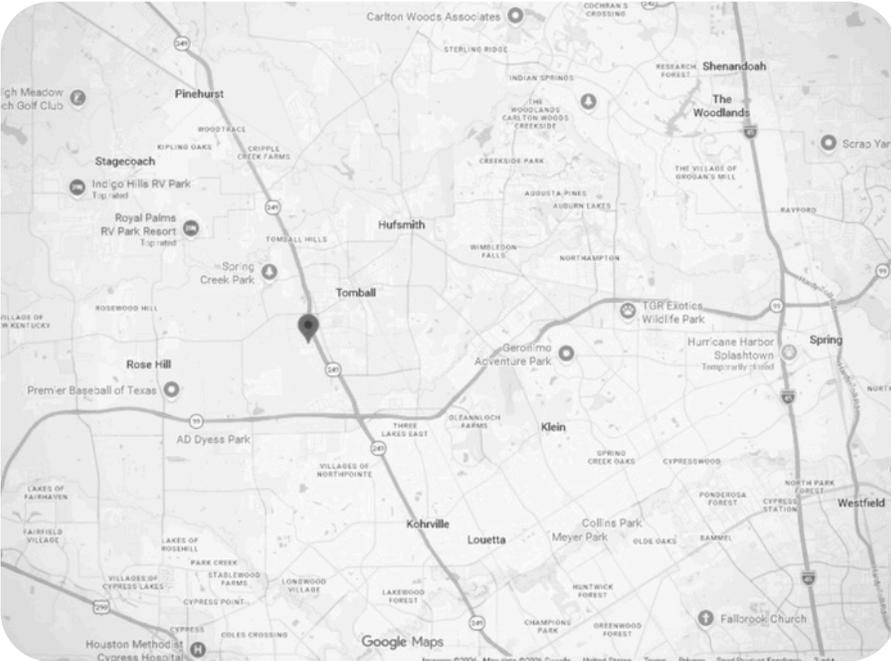
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## KEY BENEFITS

- All-in-one office, warehouse, storage and parking space
- Pre-wired with CAT 5 data cable in all office spaces
- Conveys with existing phone system in all office space, break room, conference room, and conditioned shop area.
- Hardwired alarm system
- Pre-run 30 AMP electrical circuit available at breaker
- Fully fenced with electronic access / privacy gate with keypad and remote access
- Recently replaced roof skylights and resealing in 2026
- HVAC installed in 2012 and serviced in February 2026
- Resealed asphalt driveway 2026
- Newly filled crushed concrete parking 2026



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