

# TOMBALL PKY BUSINESS CENTER

22955 TOMBALL PARKWAY, TOMBALL, TX 77377



**NORTHWEST HOUSTON  
SUBMARKET**



**GREAT ACCESS TO TOM-  
BALL PARKWAY/TX-249**



**18' - 23' CLEAR HEIGHT**



**TENANT-CONTROLLED  
HVAC**



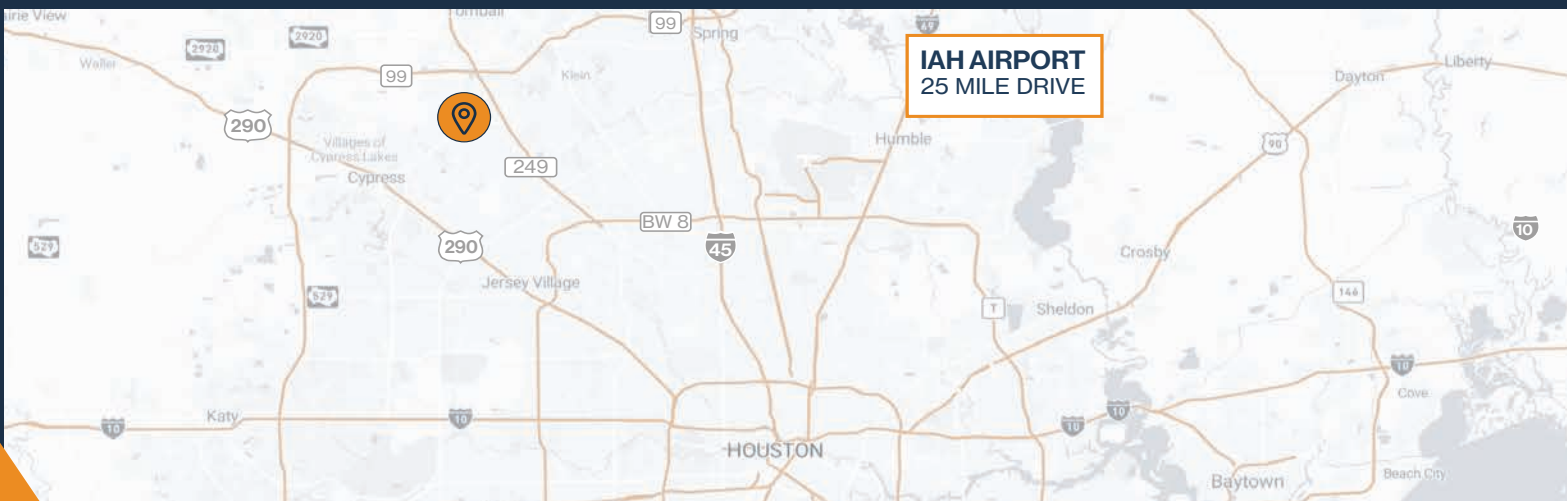
**12' X 14' GRADE-LEVEL  
LOADING**



**18-WHEELER ACCESSIBLE**



**2,181 SF - 5,276 SF  
SUITES AVAILABLE**



**RYAN YOUNG**

281.584.3320

RYAN.YOUNG@FORT-COMPANIES.COM

**THOMAS PFEIFER**

281.504.7460

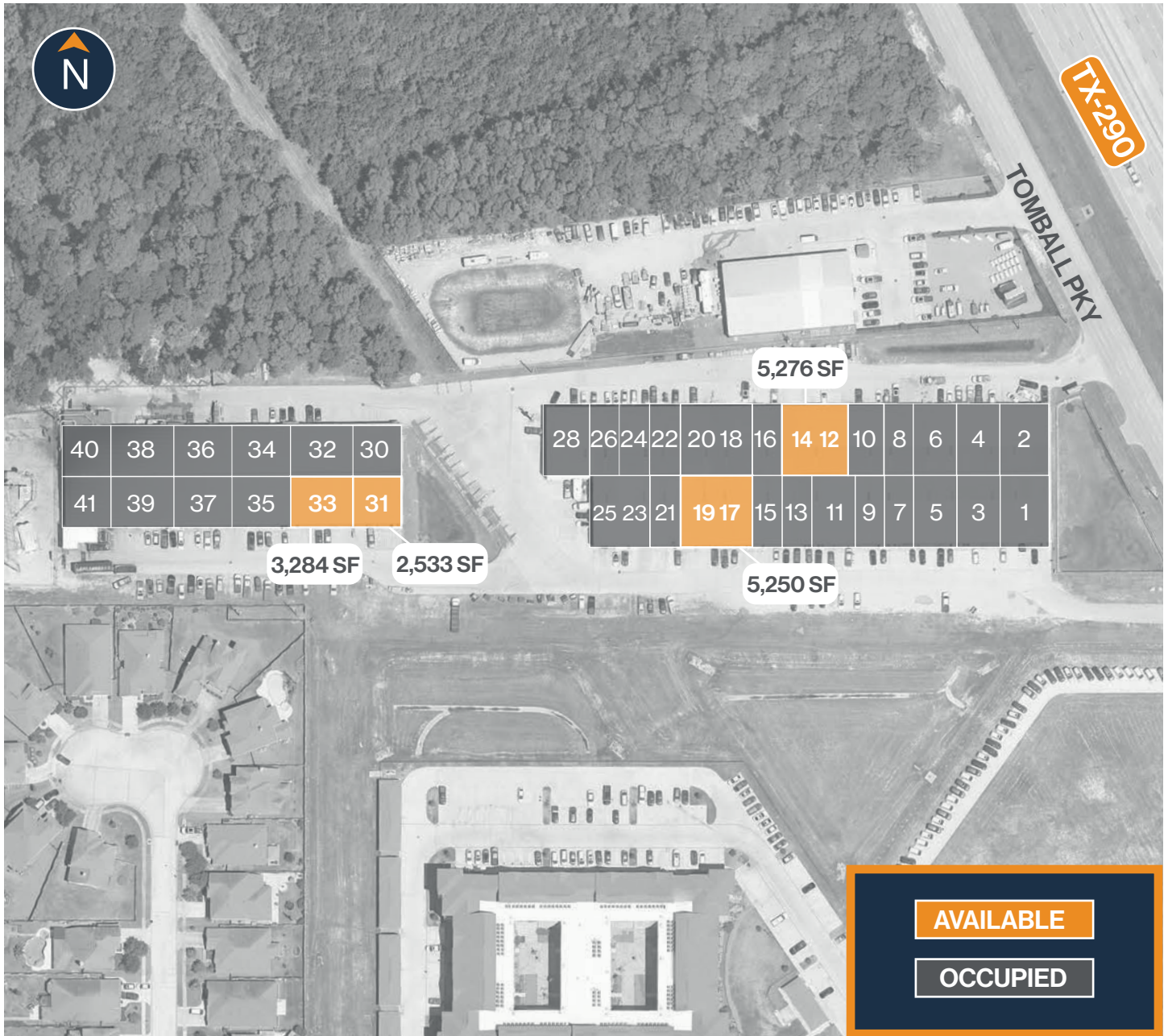
THOMAS.PFEIFER@FORT-COMPANIES.COM



**FORT  
LEASING**



## SITE PLAN



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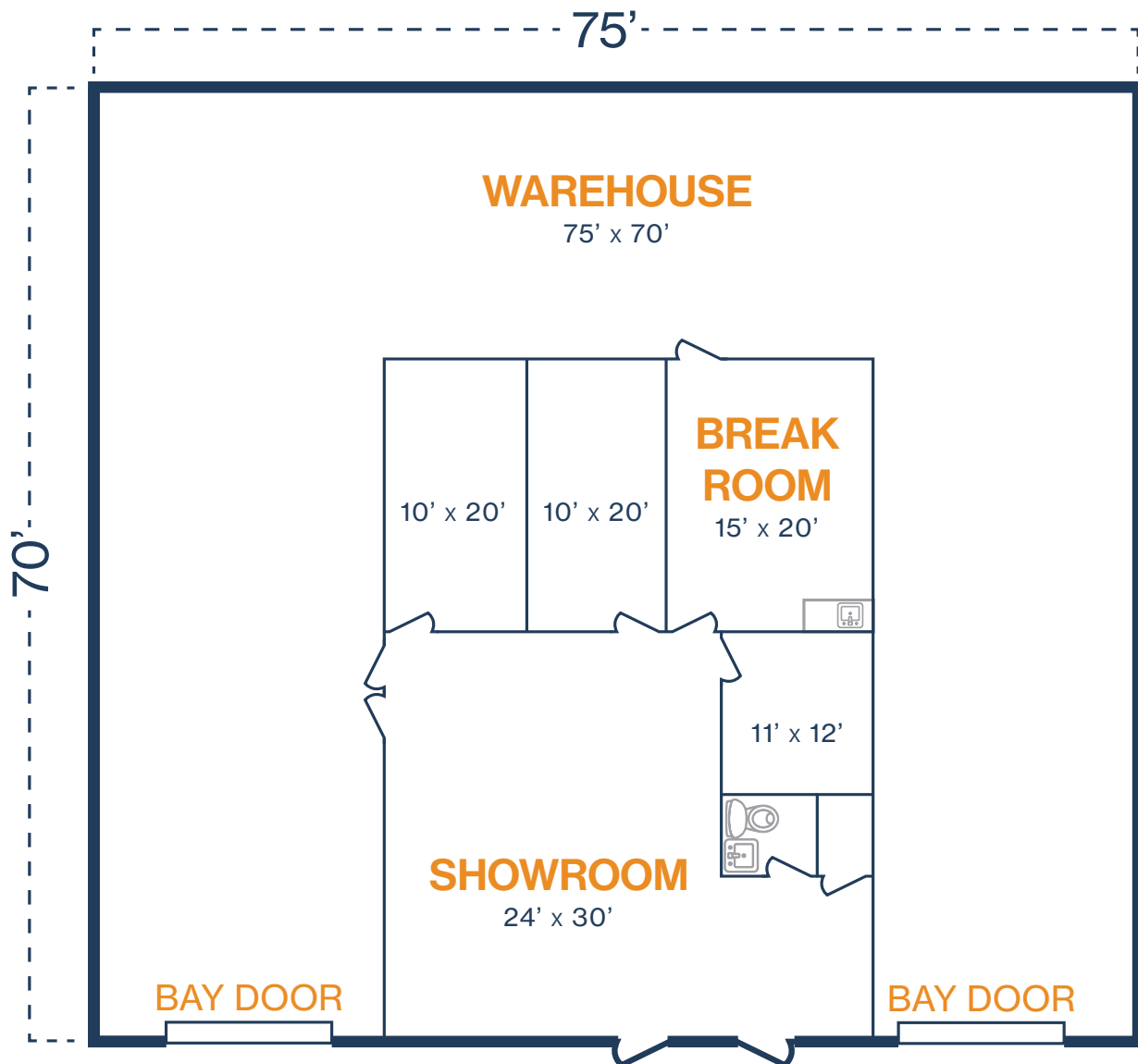
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## FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 5,276 SF Total Available
  - » 1,750 SF Office
  - » 3,526 SF Warehouse
- » (2) 12' x 14' Grade Level Doors



\*\*All SF labels are approximations

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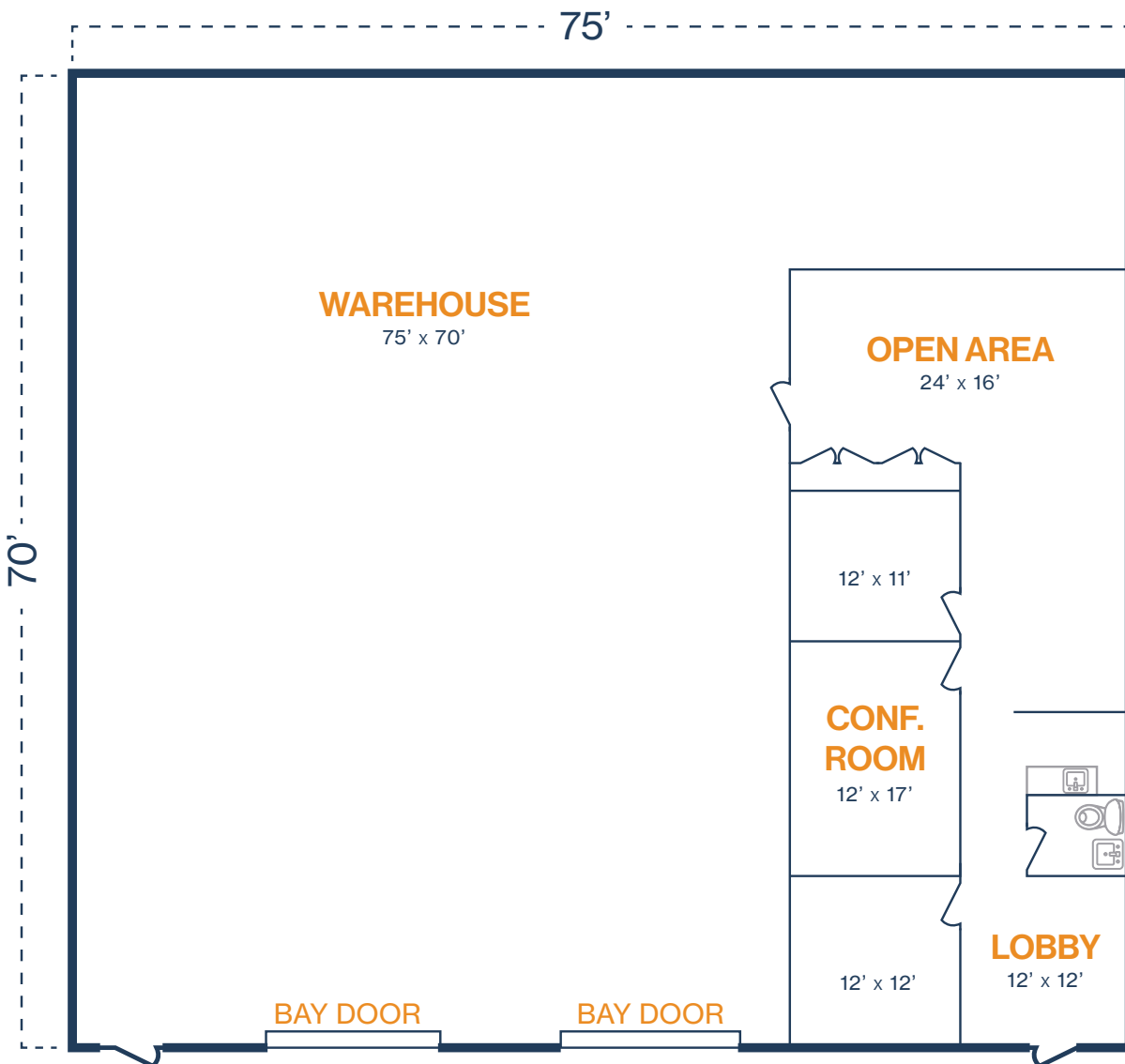
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## FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 5,250 SF Total Available
  - » 1,350 SF Office
  - » 3,900 SF Warehouse
- » (2) 12' x 14' Grade Level Doors



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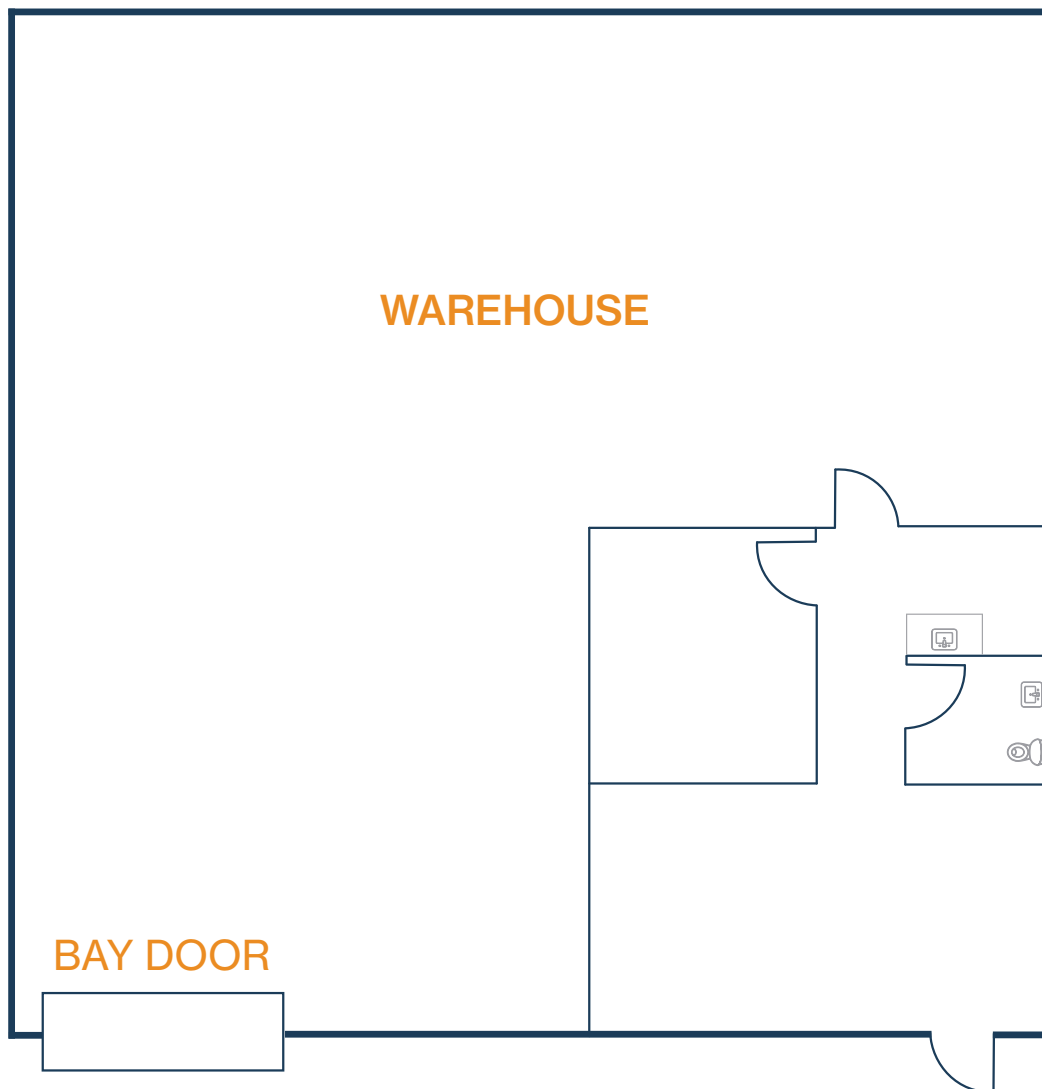
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## FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 2,533 SF Total Available
- » 506 SF Office
- » 2,027 SF Warehouse
- » (1) Grade Level Door



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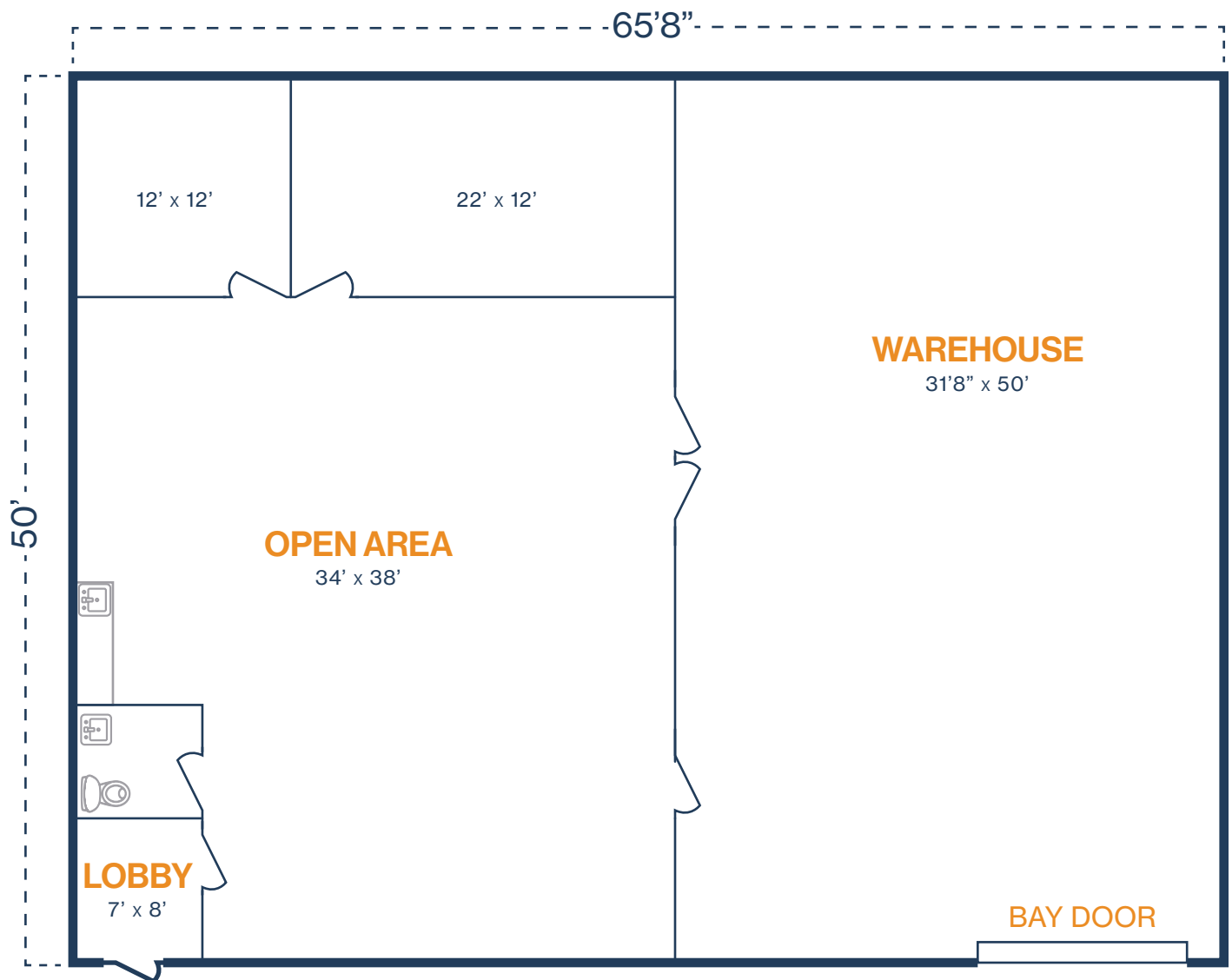
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## FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 3,284 SF Total Available
  - » 1,700 SF Office
  - » 1,584 SF Warehouse
- » (1) 12' x 14' Grade Level Door



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