

# 2,000 - 7,000 SF

Office/Warehouse | For Lease



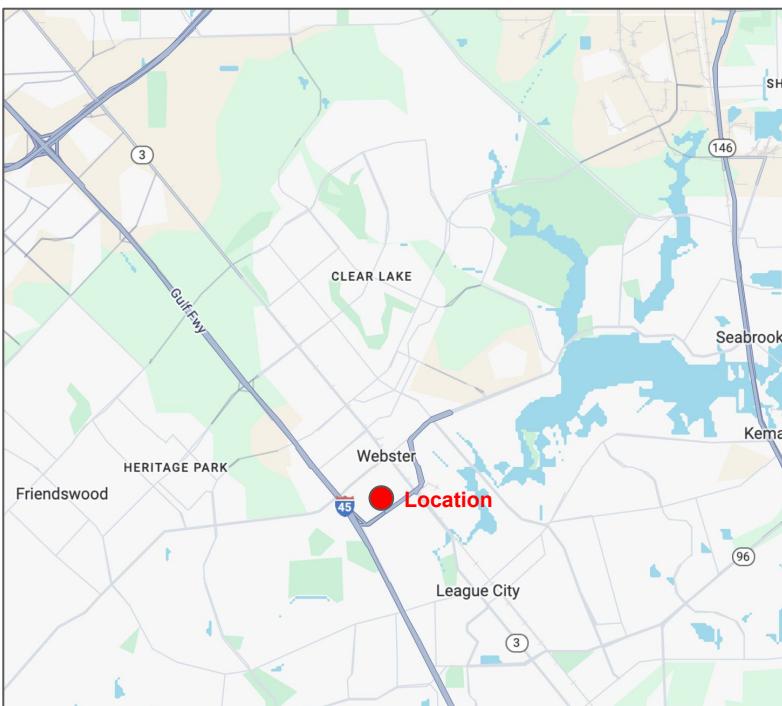
## 105 Magellan Circle



105 Magellan Circle  
Webster, TX 77598

### DETAILS

- Flexible Office/Warehouse
- 16' Eave Height
- HVAC Climate Controlled Office %
- Non-Climate Warehouse
- \$17.00 NNN Lease Rate
- Space Planning at no cost
- Interior Remodel Available
- **AVAILABLE NOW**



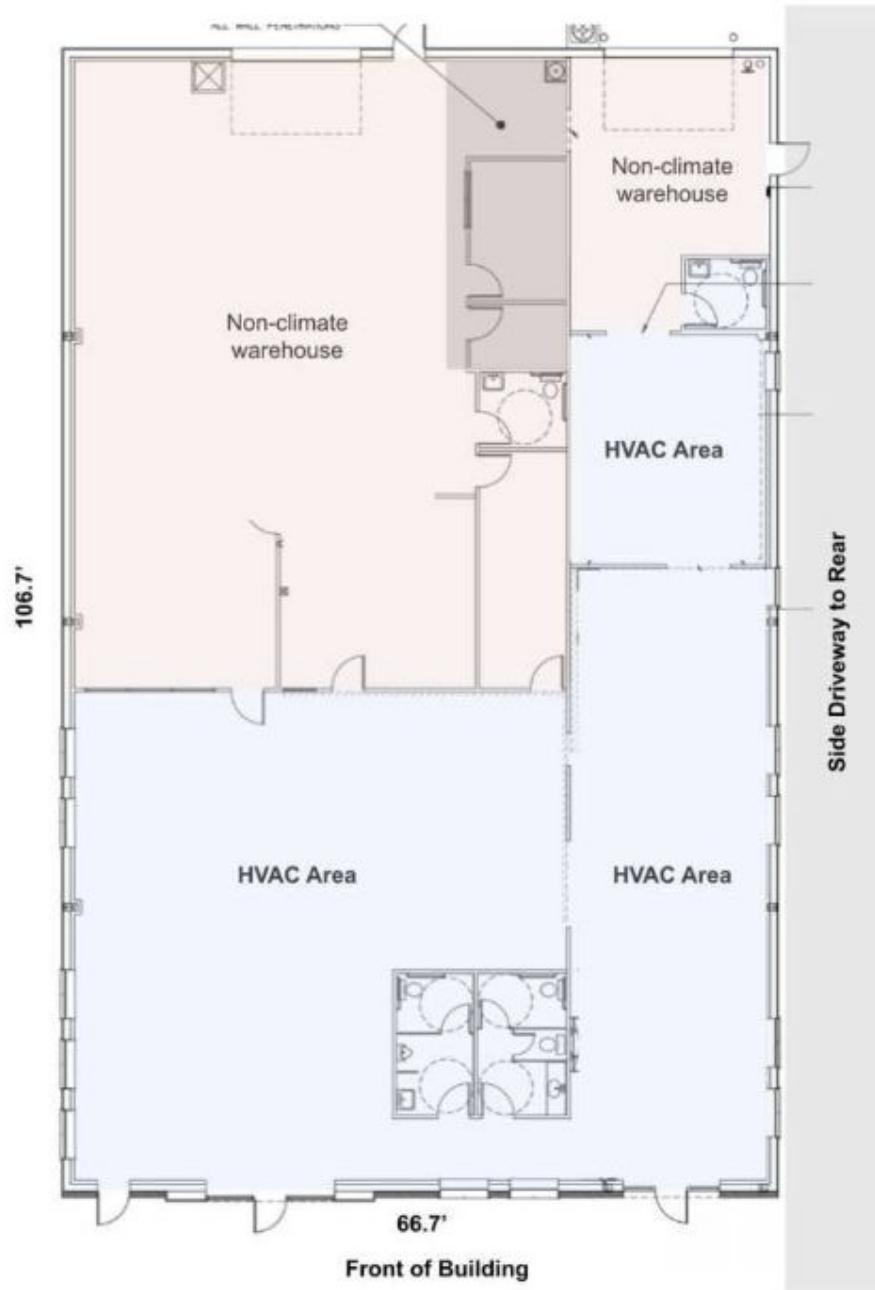
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### Current Floor Plan



### Contacts:

**Ross Wycoff**

[ross@wycoffdevelopment.com](mailto:ross@wycoffdevelopment.com)

Ph 281.455.4898

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Business Park Site Plan



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