



# FOR SALE

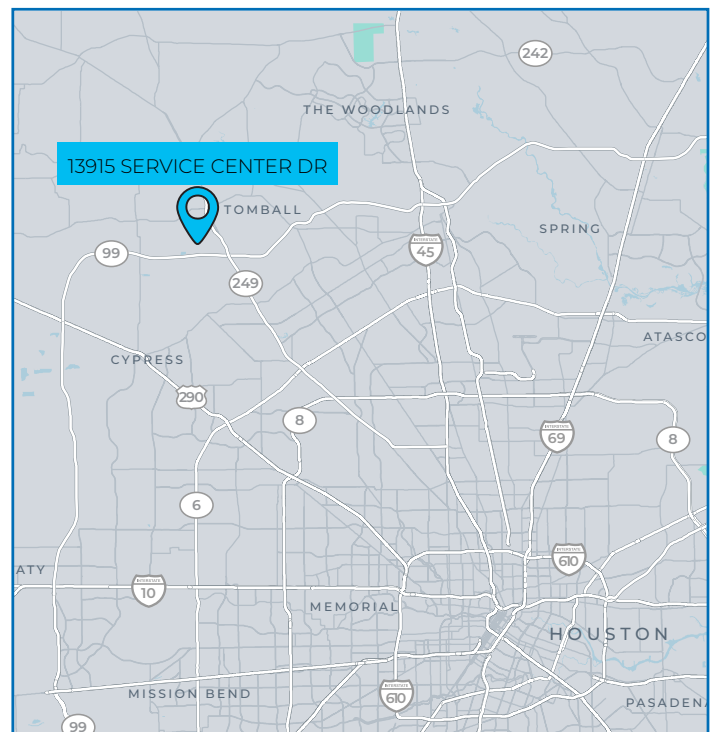
±16,000 SF Office/Warehouse

13915 SERVICE CENTER DR | TOMBALL, TX | 77377

## Property & Location Highlights

- Total SF: ±16,000
- Office: ±3,100 SF
- Warehouse: ±12,900 SF
- Clear Span Warehouse
- Loading: 5 Grade Level Doors (12' W x 14' H)
- Crane: 10T
- Power: 3 Phase, 480 Volt, 400 Amps
- Tiltwall Construction
- Clear Height: 22'
- ± 1.19 Acres of Land

**Contact Broker for Sale Price**

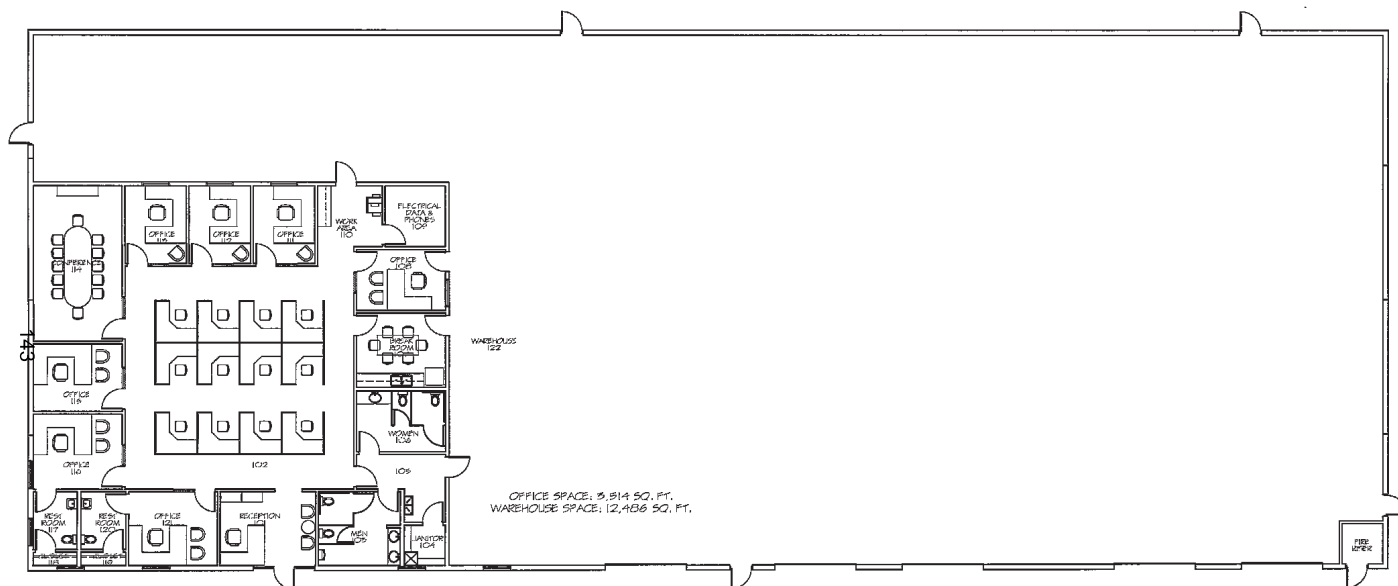




# FLOOR PLAN

±16,000 SF Office/Warehouse

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**PREMIER HIGHWAY 249 FRONTAGE!**



## SUPERIOR CONNECTIVITY

Direct access to Highway 249. Minutes away from other major thoroughfares.

**249 TEXAS HWY 249** 2 MINUTES

**99 TEXAS HWY 99** 6 MINUTES

**290 TEXAS HWY 290** 15 MINUTES

**BELTWAY 8 BELTWAY 8** 20 MINUTES

