



9210 Highway 36

9210 Highway 36, Needville, TX 77461

Ty Coburn

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9210 Highway 36

\$12.00 - \$15.96 /SF/YR

GREAT LOCATION!!

24,000 SF of Flex Space

1500-4500 SF spaces available

Rates shown are inclusive of estimated taxes and other expenses related to NNN

Office Warehouse property available in expanding market on a major thoroughfare between Rosenberg and Needville

Close to Spur 10 and the new Dollar Tree Distribution Center

Perfect for office, warehouse, retail, light manufacturing, workshop, gym, dance/cheer

Property Type: Flex

Building Class: B

Rentable Building Area: 24,000 SF Year Built: 2021...



Rental Rate: \$12.00 - \$15.96 /SF/YR

Property Type: Flex

Property Subtype: Showroom

Building Class: B

Rentable Building Area: 24,000 SF

Year Built: 2020

Rental Rate Mo: \$1.33 /SF/MO

1st Floor Ste A1

Space Available	1,500 SF
Rental Rate	\$15.96 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	350 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Great corner space - Fronts Hwy 36

1

1st Floor Ste A4

Space Available	1,500 SF
Rental Rate	\$14.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	350 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Great Hwy 36 Location

2

1st Floor Ste B3

Space Available	4,500 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	350 SF
Space Type	Relet
Space Use	Flex
Lease Term	2 - 5 Years

Great Hwy 36 Location

3

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dream Builder	-	
Needville ACE	-	
Republic EV	-	
Texas Finesse	-	
Trident Construction	-	



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Property Photos



Overhead Door



Building Photo

Property Photos

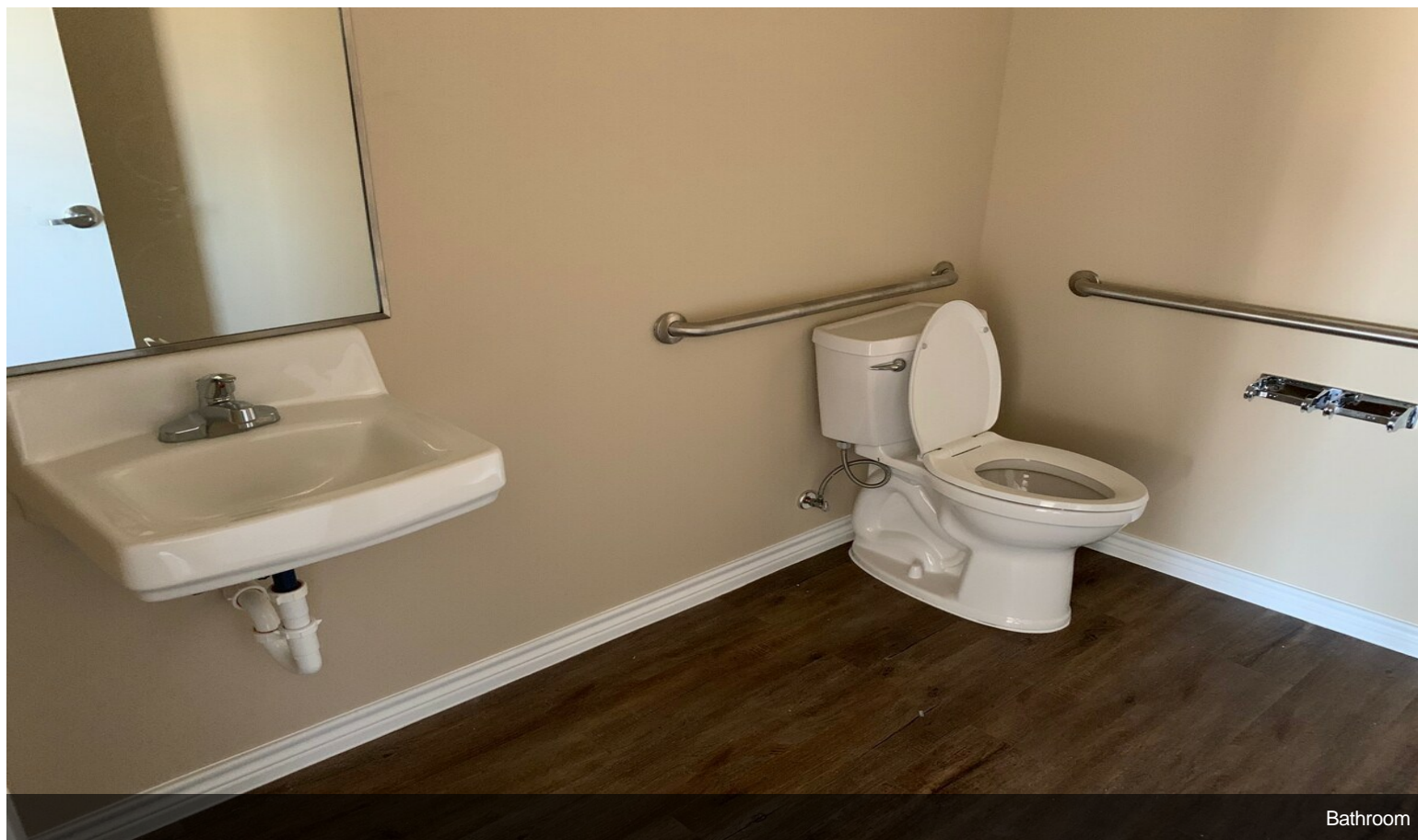
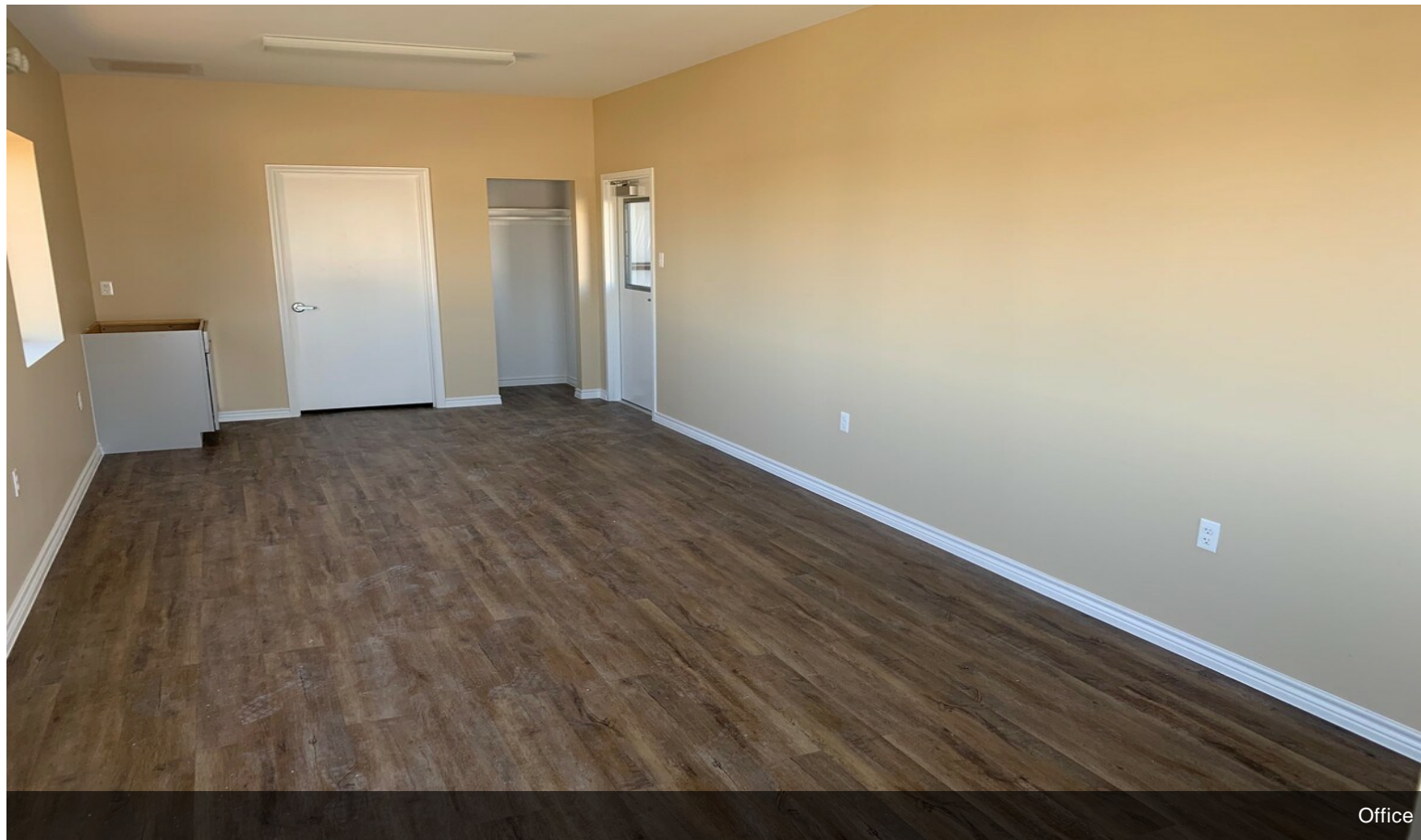


Suite A1



Office

Property Photos



Property Photos



Warehouse



Warehouse

Property Photos

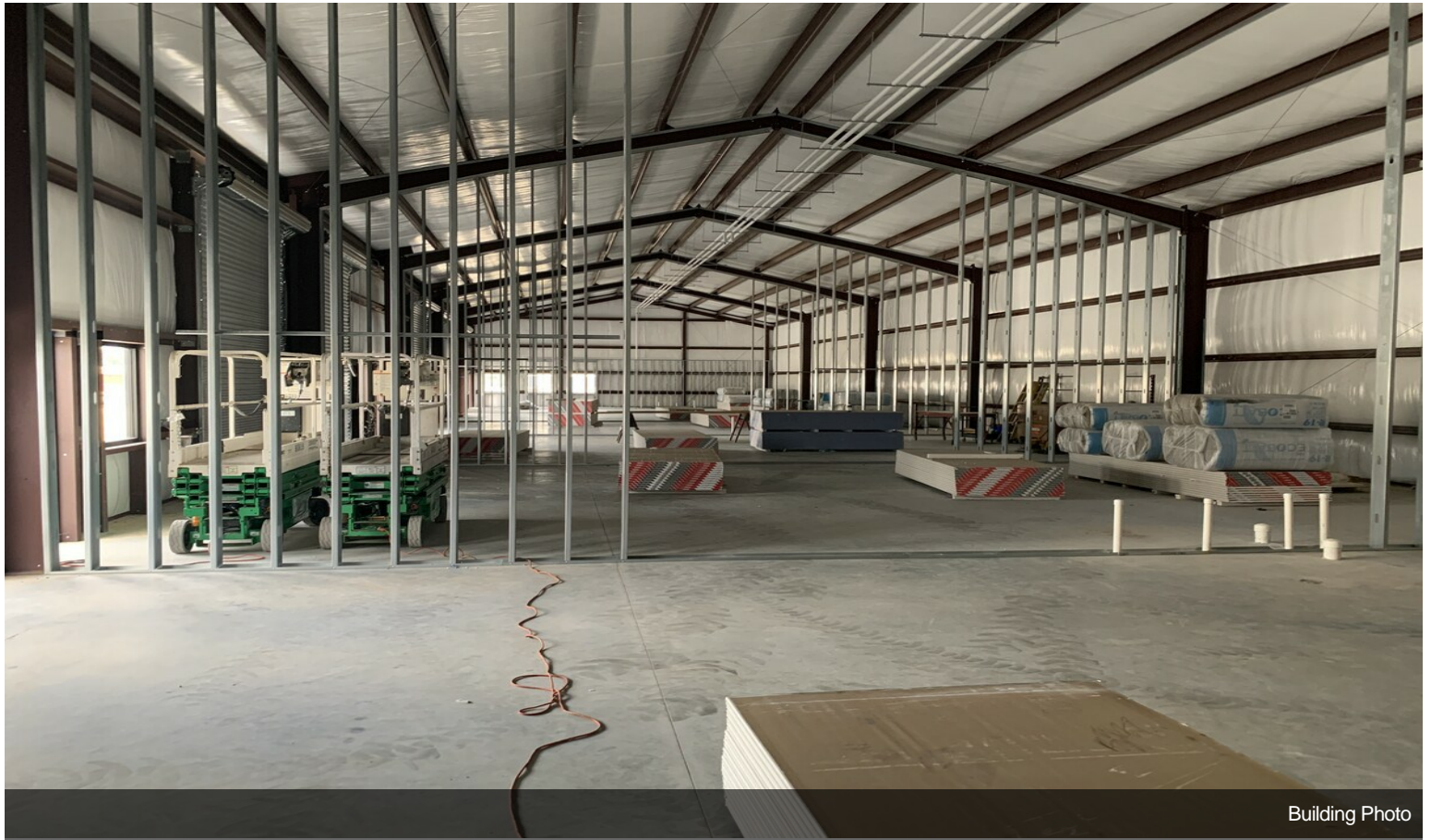


Warehouse



Warehouse

Property Photos



Building Photo