



# Mahaffey Warehouse Park

1,250 – 14,000 Sf Spaces



## Industrial Development

Flex • Industrial • Distribution • Light Manufacturing



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# Mahaffey Warehouse Park

**Strategically located. Smartly  
designed. Ready for business.**

## About the Property

Conveniently located in Tomball, TX, Mahaffey Warehouse Park offers state-of-the-art flex and industrial spaces designed for businesses seeking adaptable and efficient facilities.

Its prime access to Hwy 99 and Hwy 249 ensures seamless connectivity to the Houston metropolitan area and major regional distribution routes.

## Property Highlights

- Class-A flex / industrial construction
- Flexible layouts for warehouse, distribution, or light manufacturing
- Spaces from 1,200 to 14,000 square feet
- Build-to-suit options for custom tenant needs

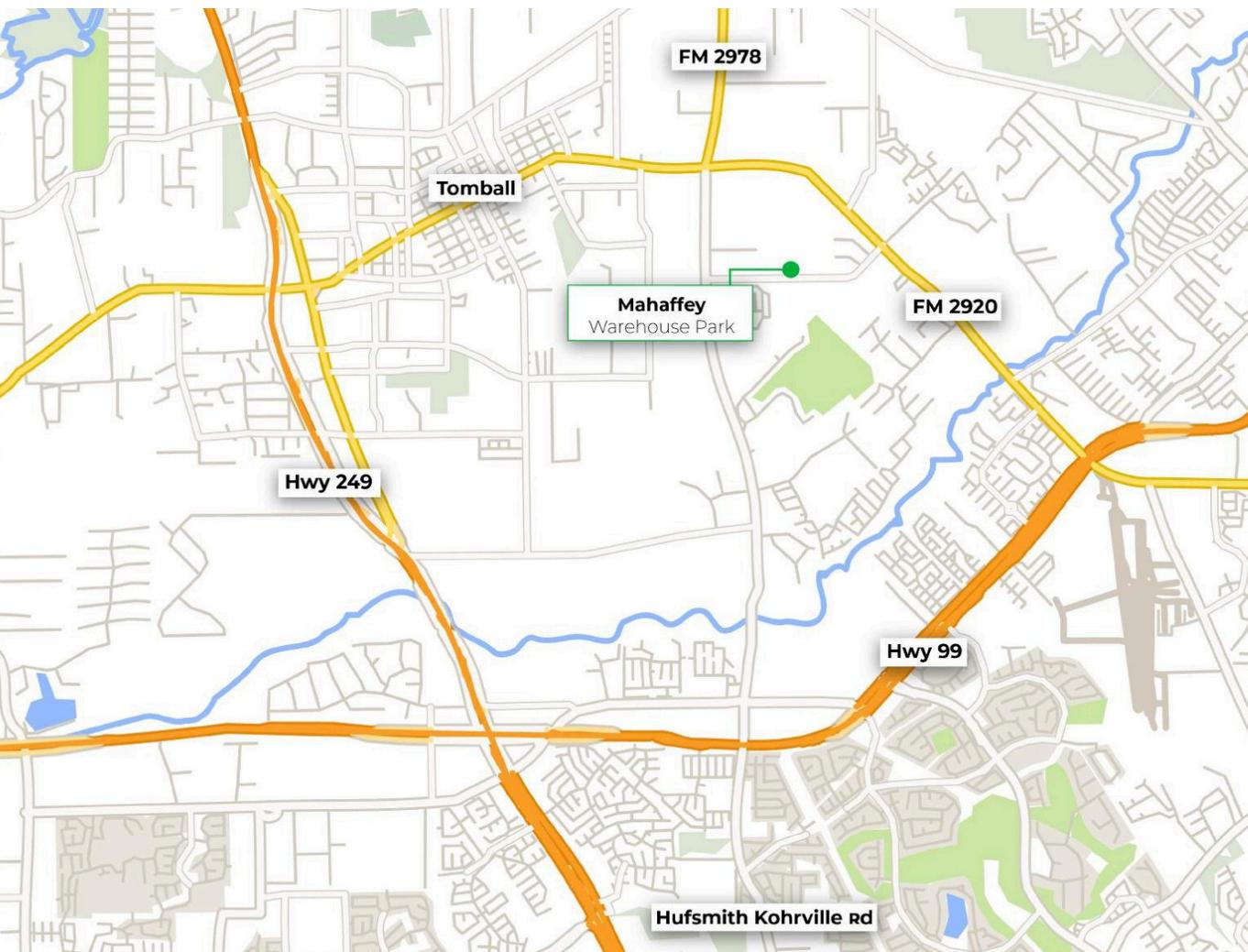
- Modern, energy-efficient design
- Ample parking and vehicle circulation
- Professional property management for long-term success

Whether you need warehouse, distribution, or light manufacturing space, Mahaffey Warehouse Park adapts to your business needs with efficiency and scalability.



# Mahaffey Warehouse Park

## Strategic Location



Mahaffey Warehouse Park is strategically positioned in the fast-growing Tomball industrial corridor, offering exceptional access and visibility.

The site is minutes away from major highways, residential areas, and commercial developments, connecting tenants to a wide labor force and customer base.

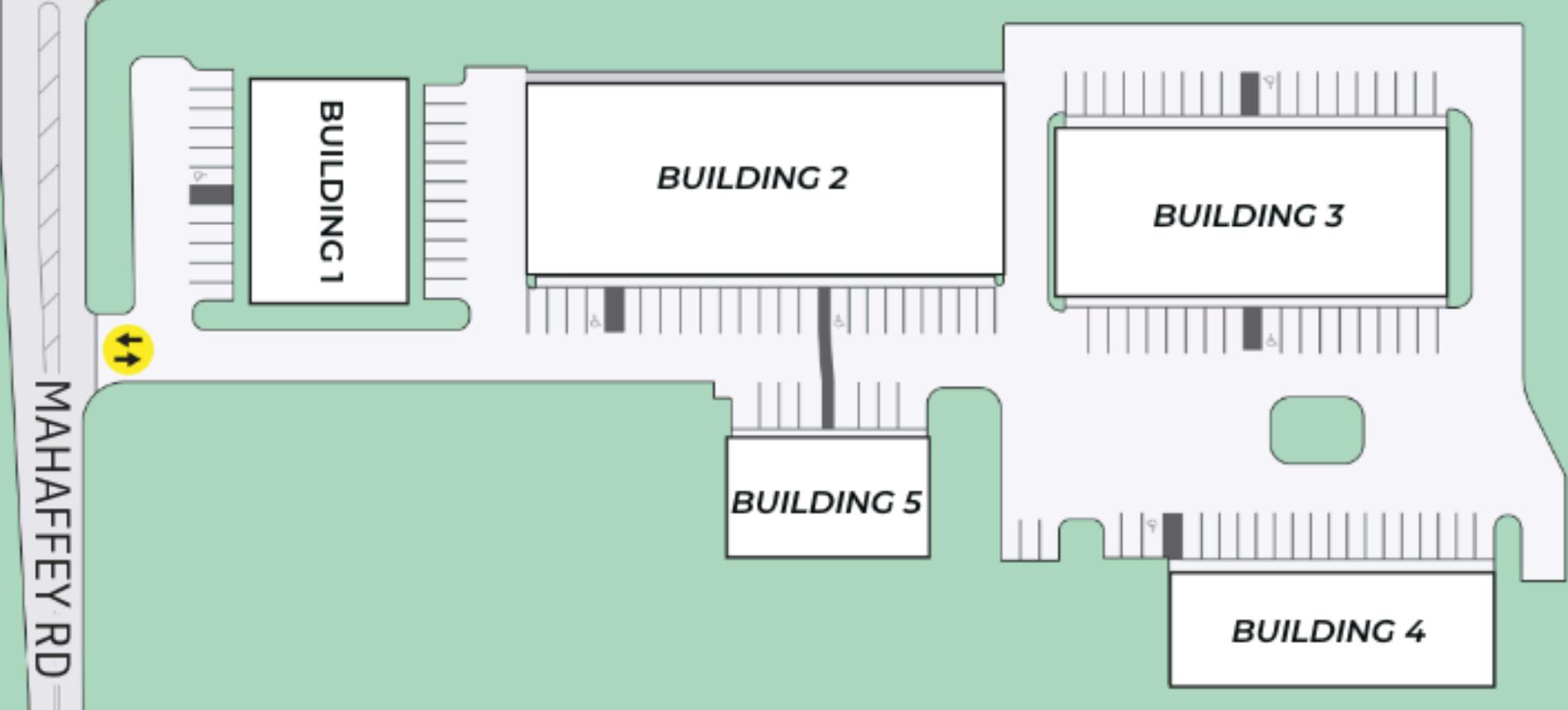
### Regional Access:

- Houston — 30 min
- The Woodlands — 20 min
- Magnolia — 15 min
- Klein — 10 min

### Nearby Landmarks:

Bernshausen Elementary School · Tomball Town Center · Downtown Tomball · Tomball Regional Medical Center





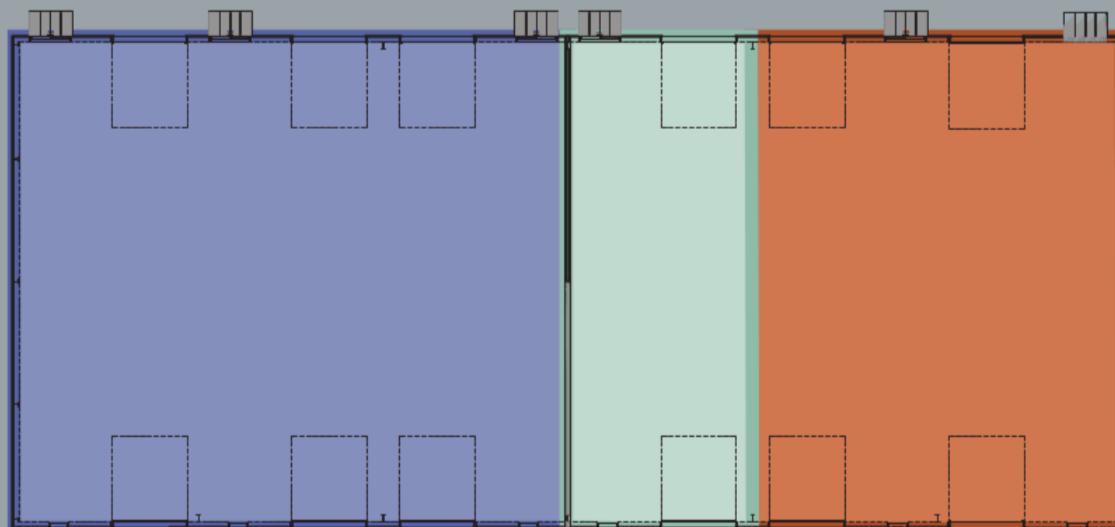
## Buildings

- **Building 1:** 7,200 SF of adaptable flex / retail space.
- **Building 2:** Units ranging from 2,400 to 14,000 SF
- **Building 3:** Units ranging from 2,400 to 14,000 SF — Featuring drive through roll up doors plus rear parking.
- **Building 4:** 12,000 Square Feet of Industrial Space, single tenant Build Out.
- **Building 5:** (4) 1,250 Square Foot Units built out each with an office and restroom.

## Site Features

- Efficient layout for vehicle and truck circulation
- Convenient access via Mahaffey Road
- Ample parking spaces

# Flexible floorplans designed to adapt to your business and **evolve with your growth**



## Custom Build Outs

Are you envisioning a custom industrial space? Mahaffey Warehouse Park offers build-to-suit solutions tailored to your exact operational requirements.

By partnering with you on interior layout design, we create a facility built for seamless workflow, productivity, and efficiency.

## Examples of Spaces:

- 2,400 SF
- 4,800 SF
- 7,200 SF
- 14,000 SF

Experience the ultimate flexibility in Tomball's premier industrial development.

## Leasing Information

Mahaffey Warehouse Park includes multiple buildings with a variety of unit sizes to fit different operational needs.

Size (Square Feet)	Term	Rental Rate	NNN Rate	Space Use
1,250	1-3 Years	\$16.00 / SF / YR	\$3.25 / SF / YR	Flex / Industrial
2,400-7,200	3-5 Years	\$14.00 / SF / YR	\$3.25 / SF / YR	Flex / Industrial
3,600-7,200	3-5 Years	\$16.00 / SF / YR	\$3.25 / SF / YR	Flex / Retail

## Highlights

- Competitive rates for long-term leases
- Modern spaces ready for immediate customization
- Options for combined or subdivided units

Competitive  
rates and  
flexible  
terms for  
long-term  
stability



## Tomball, Texas

continues to experience steady economic and population growth, making it an ideal location for expanding industrial operations.

### Demographic Snapshot (est.):

- Population within 5 miles: 100,000+
- Average household income: \$90,000+
- Median age: 35
- Strong local labor market for logistics and light manufacturing

### Advantages:

- Access to skilled workforce
- Proximity to Houston metro commerce hubs
- High visibility and easy highway access

# Mahaffey Warehouse Park Area Overview



# Contact Our Leasing Team

At Dow Real Estate Group, we specialize in delivering exceptional commercial and industrial real estate solutions across the greater Houston area.

Our team is ready to help you explore leasing opportunities at Mahaffey Warehouse Park — from flexible move-in spaces to fully customized build-to-suit options.



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Partner with a team that understands your business goals and provides the expertise to make them a reality.

