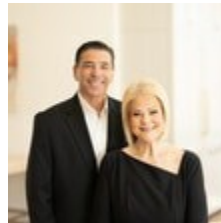




4429 Spencer Hwy

4429 Spencer Hwy, Pasadena, TX 77504



Chris Sansone

The Sansone Group
14140 Southwest Fwy, Suite 150, Sugar Land, TX 77478
chris.sansone@theagencyre.com
(281) 635-2346



4429 Spencer Hwy

\$15.00 /SF/YR

Rare opportunity to lease a ±4,000 SF flex retail space with prime frontage on Spencer Highway in Pasadena, TX. This highly functional layout offers multiple large open showroom areas with a rear warehouse with more than 1,500 square feet with access via a bay door—ideal for service-based businesses, showroom users, or light distribution.

The property features ample parking in the front, side, and rear, allowing for both customer convenience and operational efficiency. Positioned along a high-traffic corridor with strong visibility, this space provides excellent exposure and access to Pasadena's dense residential and industrial workforce.

Perfect for HVAC, plumbing, electrical, auto-related businesses, flooring/cabinet showrooms, fitness concepts,...

- Direct frontage on Spencer Highway, one of Pasadena's main commercial corridors
- Strategic Position Near Industrial & Port Activity: Port of Houston Petrochemical plants, Major logistics corridors



Rental Rate:	\$15.00 /SF/YR
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	4,000 SF
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Year Built:	1985
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Rental Rate Mo:	\$1.25 /SF/MO
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1st Floor

1

Space Available	4,000 SF
Rental Rate	\$15.00 /SF/YR
Date Available	April 13, 2026
Service Type	[object Object]
Space Type	New
Space Use	Retail
Lease Term	Negotiable



4429 Spencer Hwy, Pasadena, TX 77504

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The property features ample parking in the front, side, and rear, allowing for both customer convenience and operational efficiency. Positioned along a high-traffic corridor with strong visibility, this space provides excellent exposure and access to Pasadena's dense residential and industrial workforce.

Perfect for HVAC, plumbing, electrical, auto-related businesses, flooring/cabinet showrooms, fitness concepts, or e-commerce distribution. A rare blend of retail presence and industrial capability in a high-demand market.

Property Photos



Warehouse 5



Warehouse 4

Property Photos



Warehouse 3



Warehouse 2

Property Photos



Warehouse 1

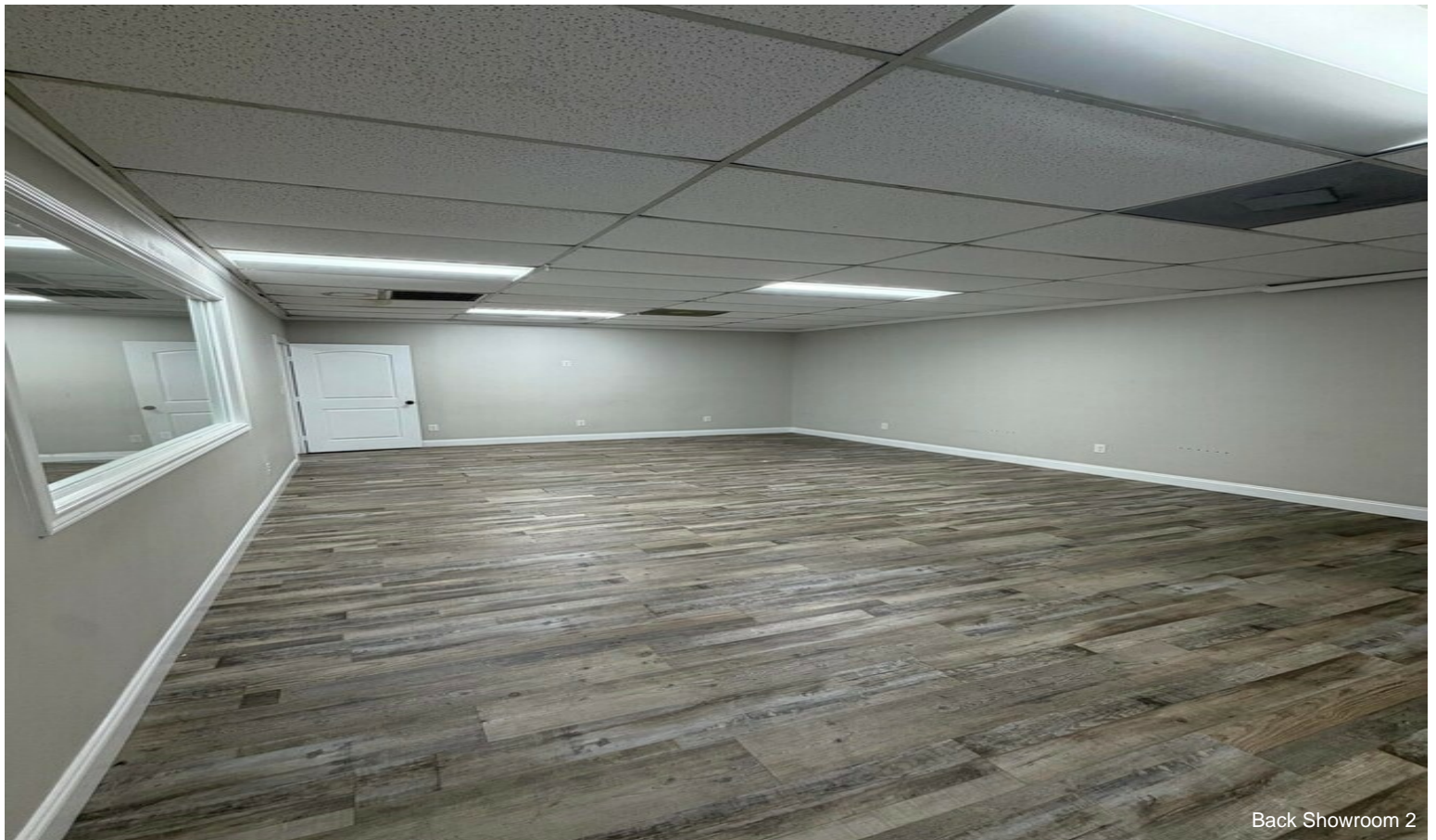


4429 Spencer Hwy

Property Photos



Back Showroom 3



Back Showroom 2

Property Photos



Back Showroom 1



Middle Showroom 3

Property Photos



Middle Showroom 2



Middle Showroom 1

Property Photos



Front Right Office 3

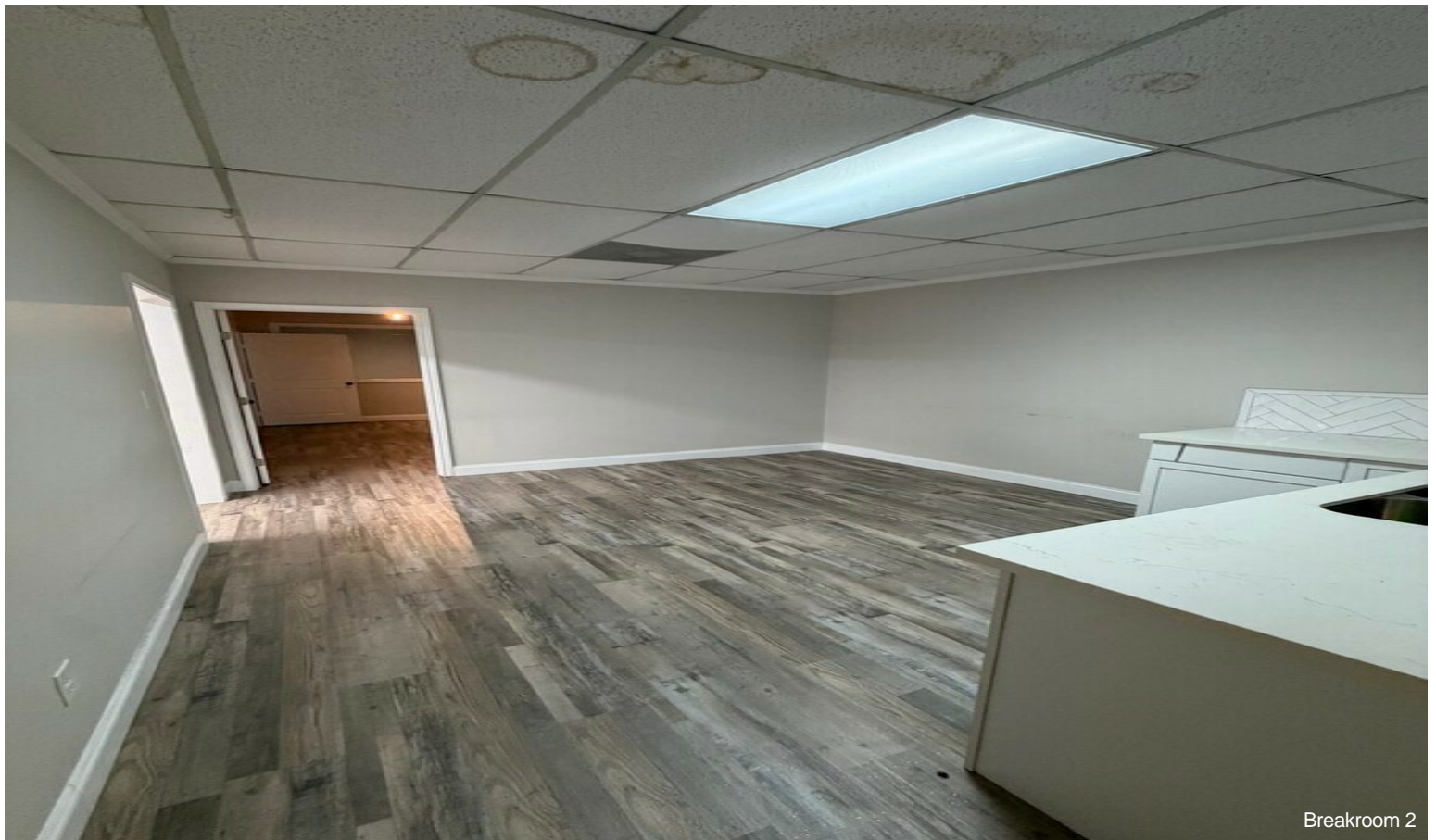


Front Right Office 2

Property Photos



Front Right Office 1



Breakroom 2

Property Photos



Breakroom 1



Middle Office 2

Property Photos



Middle Office 1



Front Office 2

Property Photos



Front Office 1



4429 Spencer Hwy