

FOR LEASE: MAGNOLIA BUSINESS PARK FLEX/WAREHOUSE SPACES-BUILT TO SUIT

PINEHURST/ HIGH MEADOW INDUSTRIAL LANE, MAGNOLIA, TX 77355

FOR LEASE: \$15.00 SF/MONTH (NNN)

PROPERTY SUMMARY | INDUSTRIAL PROPERTY



PROPERTY DESCRIPTION

Discover an unbeatable location with easy access to the 249 Expressway, Grand Parkway, and FM 1488. The property features 60'x100' warehouses with 16' overhead doors, separate office and pedestrian access, and concrete streets in the business park. With generous parking and the option for Build to Suit on Phase 2, this space offers convenience and flexibility for businesses of all sizes. Whether you're looking for a ready-to-use solution or a customized space, this property provides an ideal setting for growth and success.

PROPERTY HIGHLIGHTS

- Modern architecture and versatile floor plans
- Ample parking and easy accessibility
- High ceilings and abundant natural light
- State-of-the-art facilities
- Professional and customizable environment

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/month (NNN)
Number of Units:	6
Available SF:	6,000 SF
Lot Size:	2.35 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	167	864
Total Population	128	522	2,710
Average HH Income	\$98,222	\$85,766	\$83,846

ADAM OLSEN, CCIM

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To Schedule A Showing Call 713.538.1638

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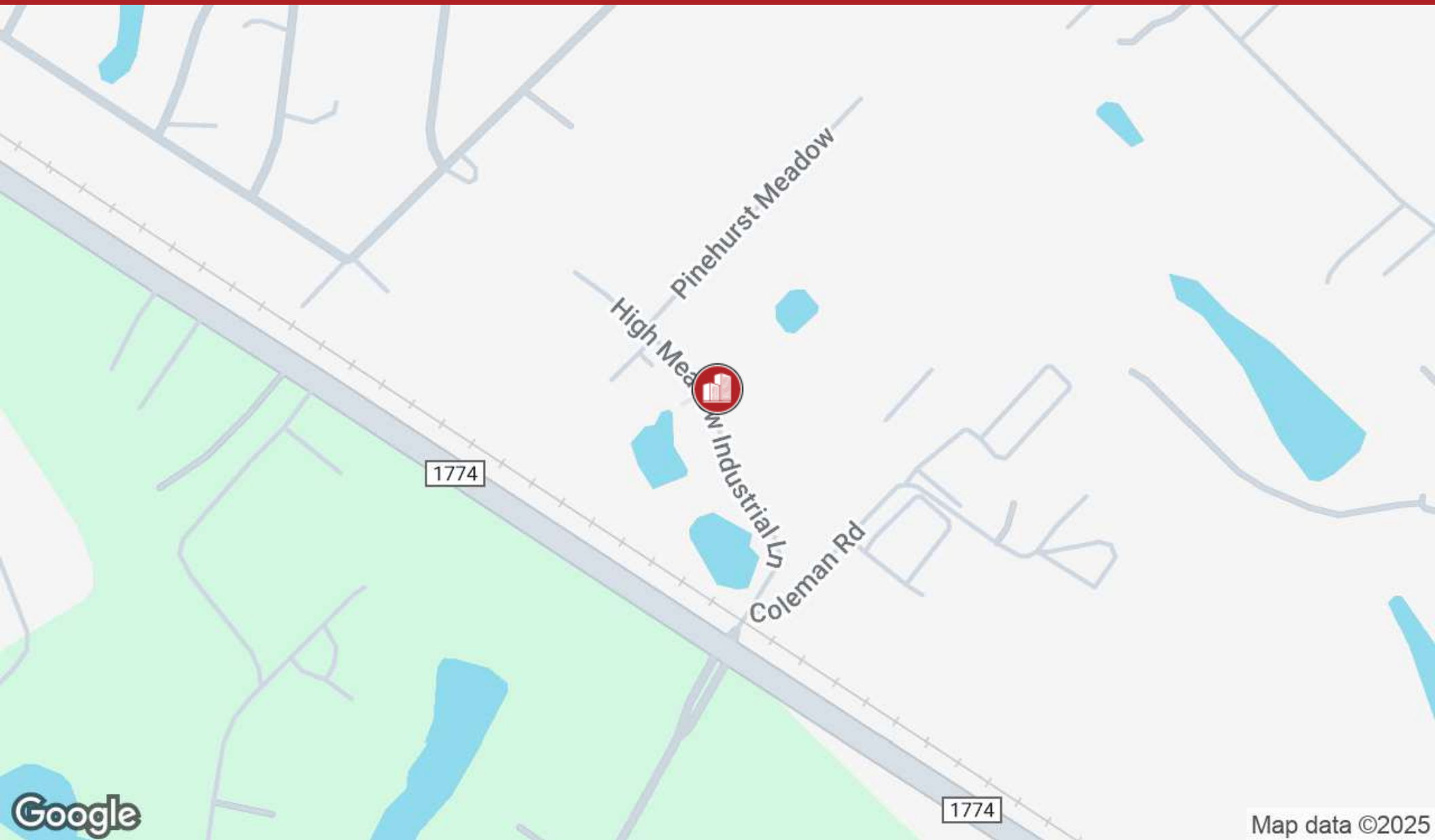
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LOCATION MAP | INDUSTRIAL PROPERTY



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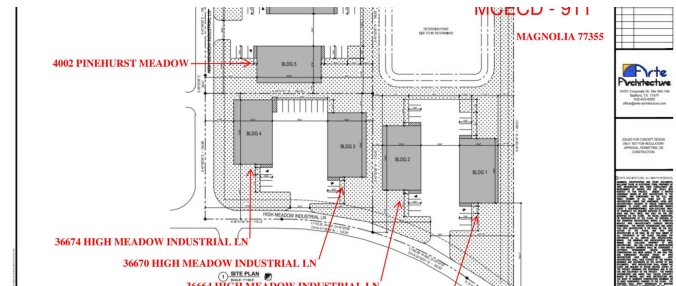
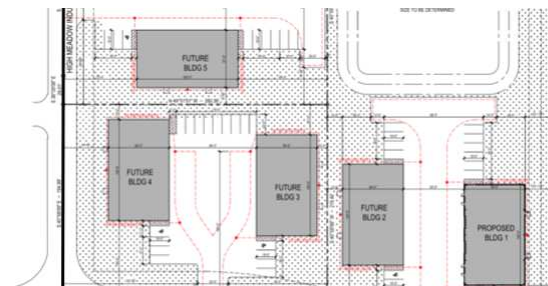
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ADDITIONAL PHOTOS | INDUSTRIAL PROPERTY

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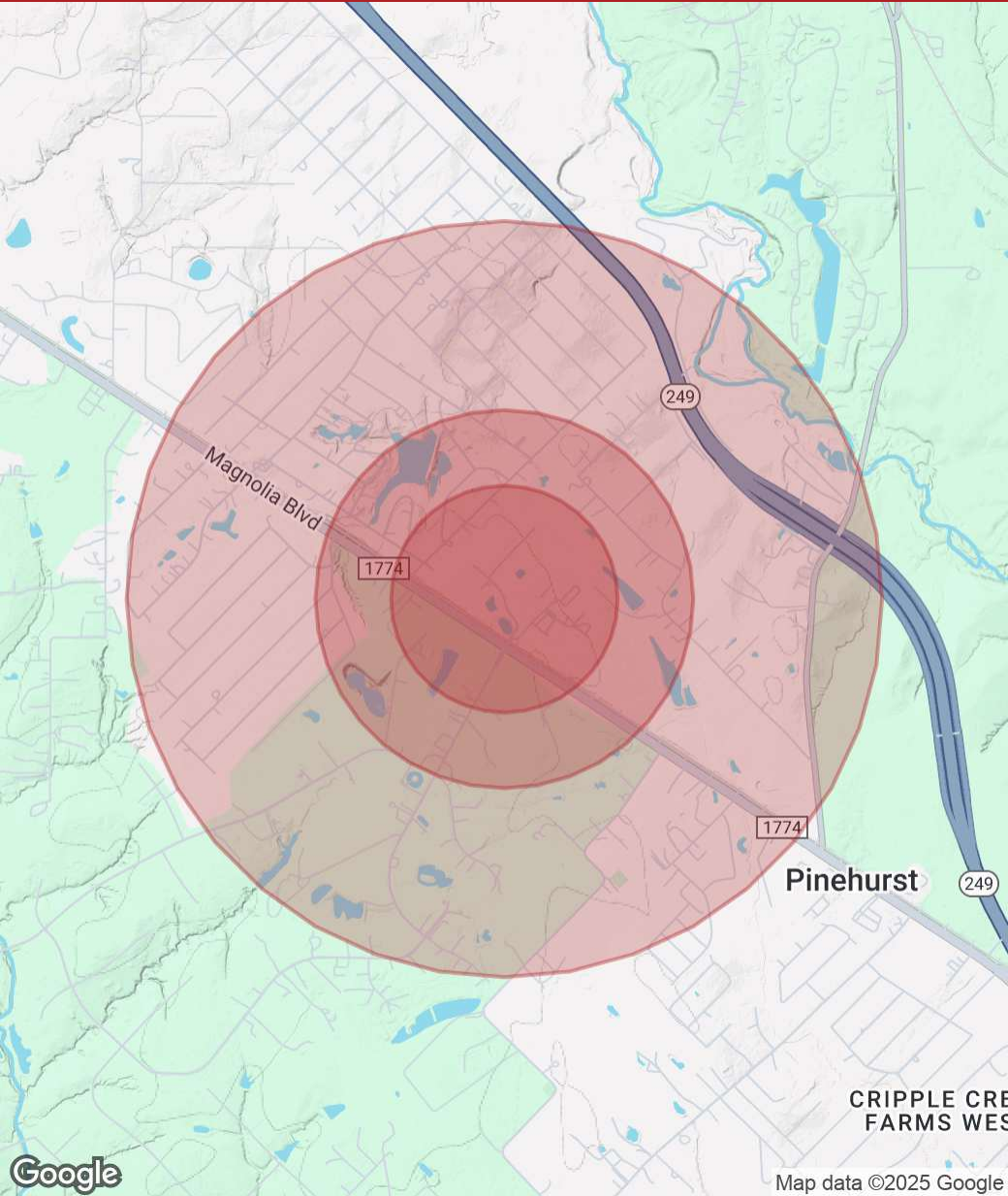
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DEMOGRAPHICS MAP & REPORT | INDUSTRIAL PROPERTY

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	128	522	2,710
Average Age	38	38	38
Average Age (Male)	38	37	38
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	167	864
# of Persons per HH	3	3.1	3.1
Average HH Income	\$98,222	\$85,766	\$83,846
Average House Value	\$463,927	\$396,751	\$375,561

Demographics data derived from AlphaMap



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