

# AME TELGE *BUSINESS PARK*

Tomball, Texas | Northwest Harris County

**±5,000 - ±11,000 SF OF SPEC WAREHOUSE SPACE AVAILABLE FOR SALE OR LEASE**



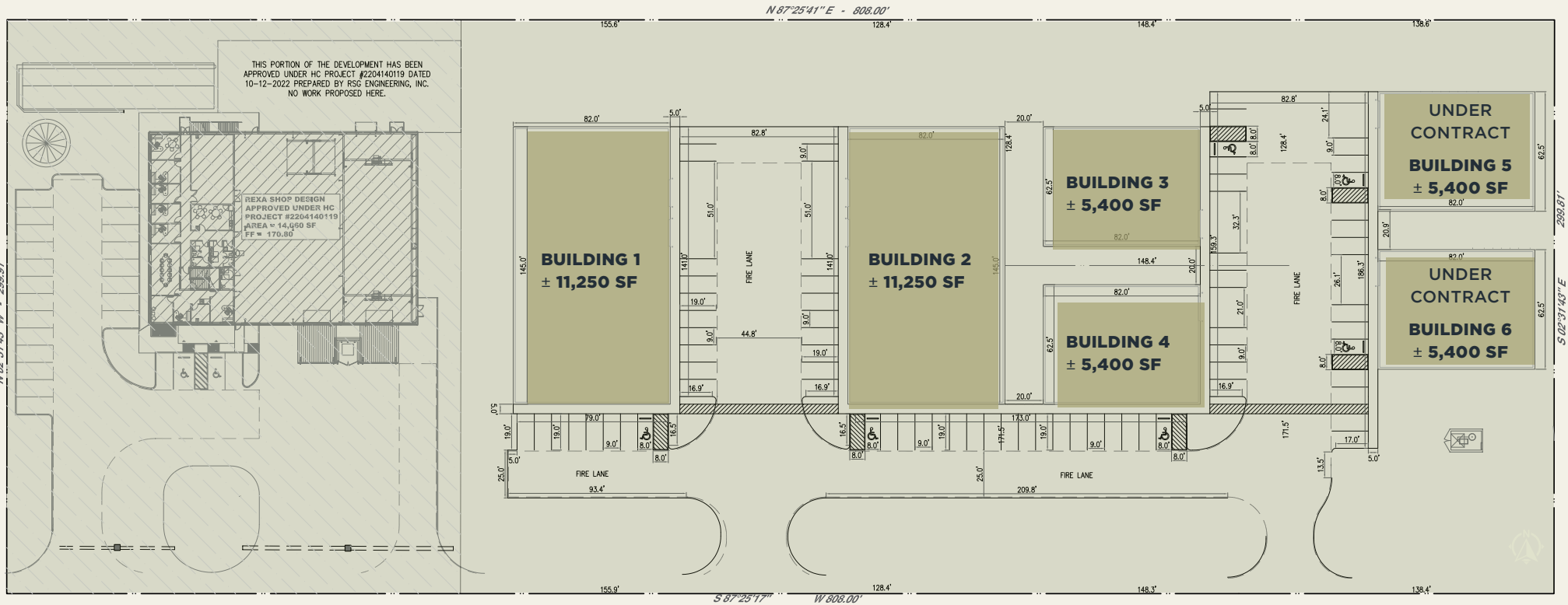
**CBRE**

# Development Details

April 2024 Completion

LEASE RATE: \$0.97 PER FOOT / \$0.27 OPEX

SALE PRICE: CALL BROKER FOR DETAILS



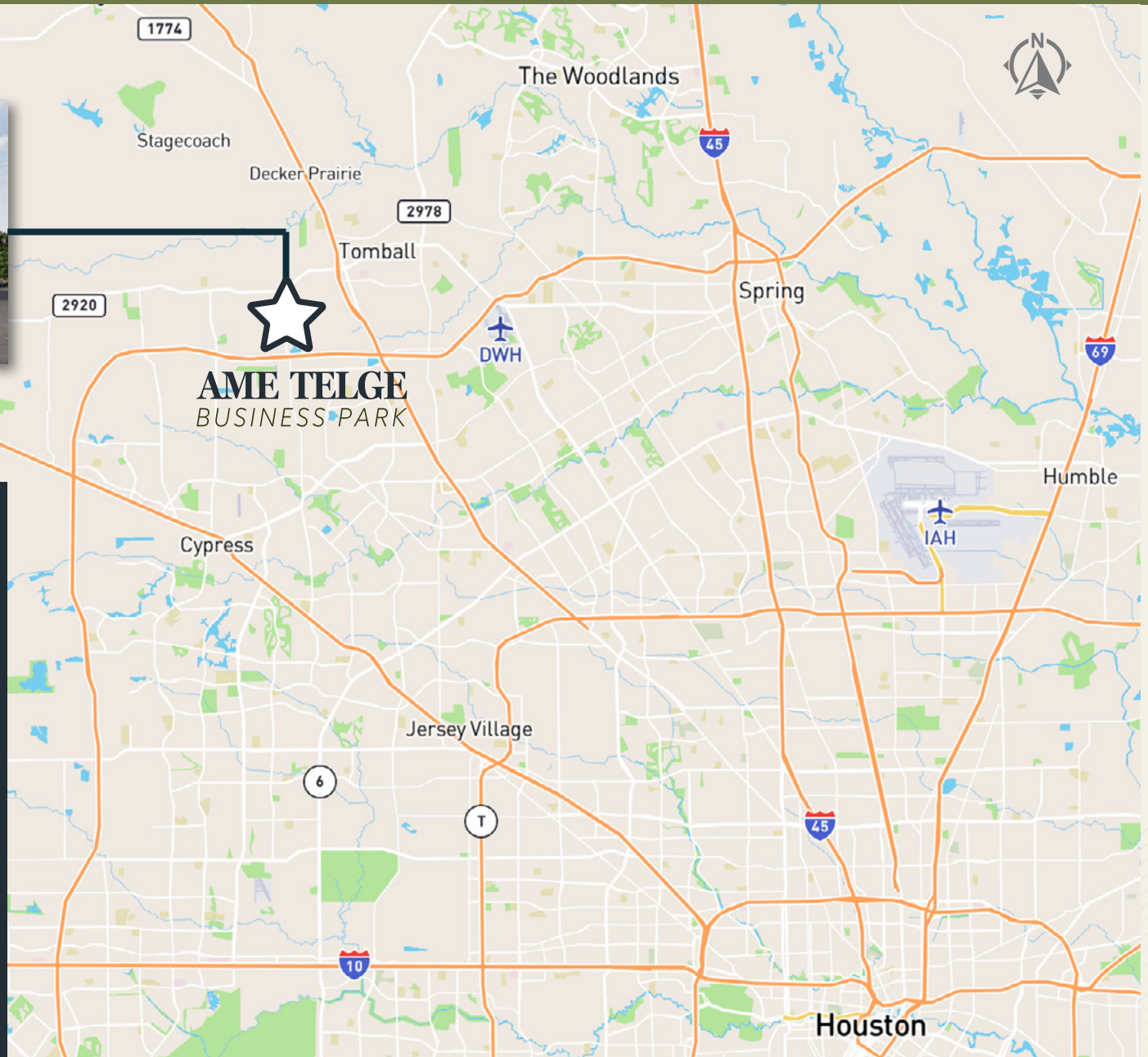
## BUILDINGS 1 & 2

- 10-ton crane ready
- 28' eaves
- Canopy over storefront
- 4 windows (2-street; 2-court)
- 4' wainscoting on street side and store front
- 14' x 16' overhead doors
- 400-amp power / 3 phase

## BUILDINGS 3-6

- 20' eaves
- Single slope
- 4 windows
- Parapet walls
- 4' wainscoting on street side and store front
- 14' x 16' overhead doors
- 420-amp power / 3 phase

# Conveniently located in Northwest Harris County near TX 99/Grand Parkway and TX SH 249



**AME TELGE**  
BUSINESS PARK

## DESTINATION

## MILES

TX 99/GRAND PARKWAY

.9

TX 249

3.9

THE WOODLANDS

21.6

KATY

26.8

IAH

27

DOWNTOWN

33

GALLERIA

32

CONROE

32

AUSTIN

140

SAN ANTONIO

196

DALLAS-FORT WORTH

224



# AME TELGE

## BUSINESS PARK

FOR MORE INFORMATION,  
PLEASE CONTACT:

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