

**FOR LEASE**



# 7,500 SF Office/ Warehouse Space

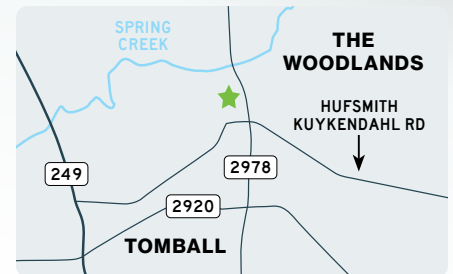
25245 FM 2978 Rd | Tomball, Texas

Functional 7,500 SF office/warehouse space available at Creekside Plaza along FM 2978 in Tomball. The building includes approximately 1,476 SF of office area, 16' clear height, and grade-level access for service, contractor, HVAC/electrical, warehouse, and office/warehouse users. Currently occupied and available September 2026.

## WHY THIS LOCATION

- Direct FM 2978 frontage in Tomball
- Minutes from The Woodlands, Grand Parkway, and SH 249
- Established retail and warehouse property
- Built for service, contractor, and warehouse users
- Internal circulation and on-site parking

All information is preliminary and subject to change without notice. This flyer is for informational purposes only and does not constitute an offer, commitment, or agreement of any kind.



## SITE

**7,500 SF**  
Office / Warehouse Space

**\$10.80/SF/YR NNN**  
Lease Rate

**±1,476 SF Office Area**  
Approx. existing office buildout

**Grade-Level Access**  
Drive-in loading functionality

**16' Clear Height**  
Warehouse Utility

**Put This  
Space to Work**

Call or Email Tonya Richardson

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