



 **JLL** SEE A BRIGHTER WAY

For Sale or Lease

**±7,200 SF Warehouse/office with Stabilized Yard
Fronting Highway 249**

24030 Tomball Parkway | Tomball, TX 77375

Property Highlights



±7,200 SF Total building with ±2,200 SF Covered Porch



±2,700 SF Office



±2.957 AC Total (fully stabilized)



Frontage on Highway 249



Power: 200 amps, 240v



Fully insulated



Six (6) 14' Clear Grade level doors (drive thru capable)



16' - 18' Clear Height

Partially Leased/Income Producing:

Tenant: Little Woodrows

Term: 13 years

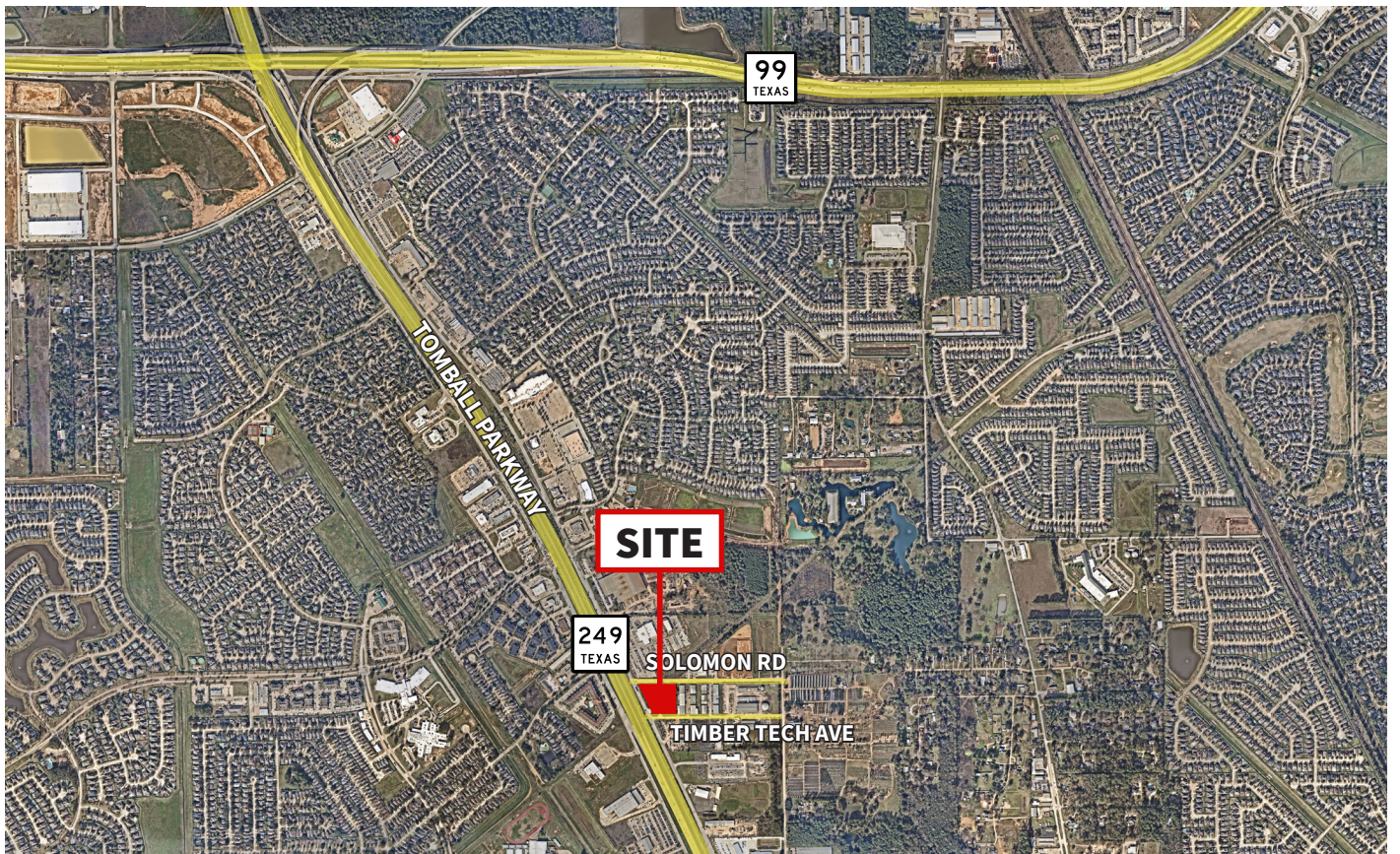
Rate: \$60,000/year NNN w/ 2% bumps

Area: ±1 Acre



Contact broker for pricing







JLL

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