

# 8117 Magnolia St

8117 Magnolia St, Houston, TX 77012

Presented by  
Houston Properties



## **Price: \$20.00 /SF/YR**

This brand new and beautiful building is located inside the 610 loop and Highway 225, in the heart of the Houston Ship Channel...

Available for lease 2 standalone suites featuring 4,325 SF each and a ceiling clearance of 20Ft Minimum to 30Ft Peak height.

Each suite is completely standalone and can be rented separately or together, both feature 6-inch insulation, warehouse is completely covered with sheetrock, LED lights, Beautiful floor, Modern office, Bathroom and Kitchenette.

Ready to move in, Realtors are welcome...

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610 and 225 Highway - Inside the Loop - Houston Ship Channel  
Standalone Building, Gated and secured - 24 ft wide Sliding Gate  
Sleek and Modern Design - 20Ft Minimum Height Ceilings  
Move In Ready - Realtors Welcome - Call Today



**Sharon Amos**

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**Houston Properties**

10830 Craighead Dr, Suite 208

Houston, TX 77025

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33-web-or-mls-IMG\_6719

Listing spaces

1st Floor Ste 710  
Frio St

Space Available	4,325 SF
Rental Rate	\$20.00 /SF/YR
Date Available	August 22, 2025
Service Type	TBD
Office Size	450 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



23-web-or-mls-IMG\_6677

1st Floor Ste 8117 E  
Magnolia

Space Available	4,325 SF
Rental Rate	\$20.00 /SF/YR
Date Available	August 22, 2025
Service Type	Industrial Gross
Office Size	450 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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## Property Photos



30-web-or-mls-IMG\_6706



710 Frio Office 4

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## Property Photos



15-web-or-mls-IMG\_6636



63-web-or-mls-DJI\_0587-RT



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## Property Photos



57-web-or-mls-DJI\_0584-RT



60-web-or-mls-DJI\_0586-RT

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## Location

