

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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(832) 265-5666

Houston Properties

10830 Craighead Dr, Suite 208
Houston, TX 77025

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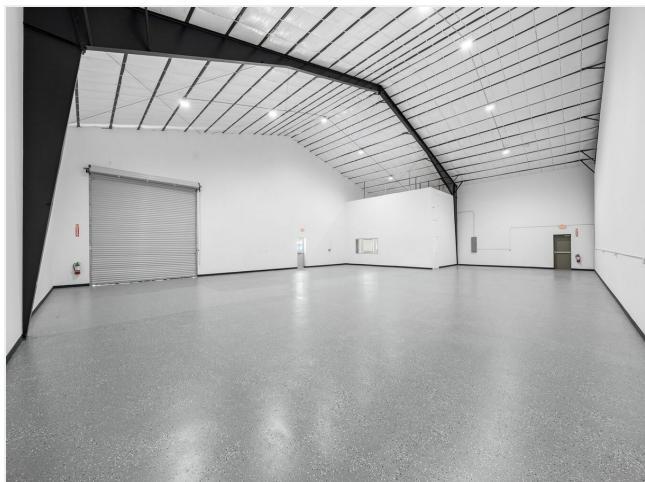
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Listing spaces

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



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1st Floor Ste 8117 E

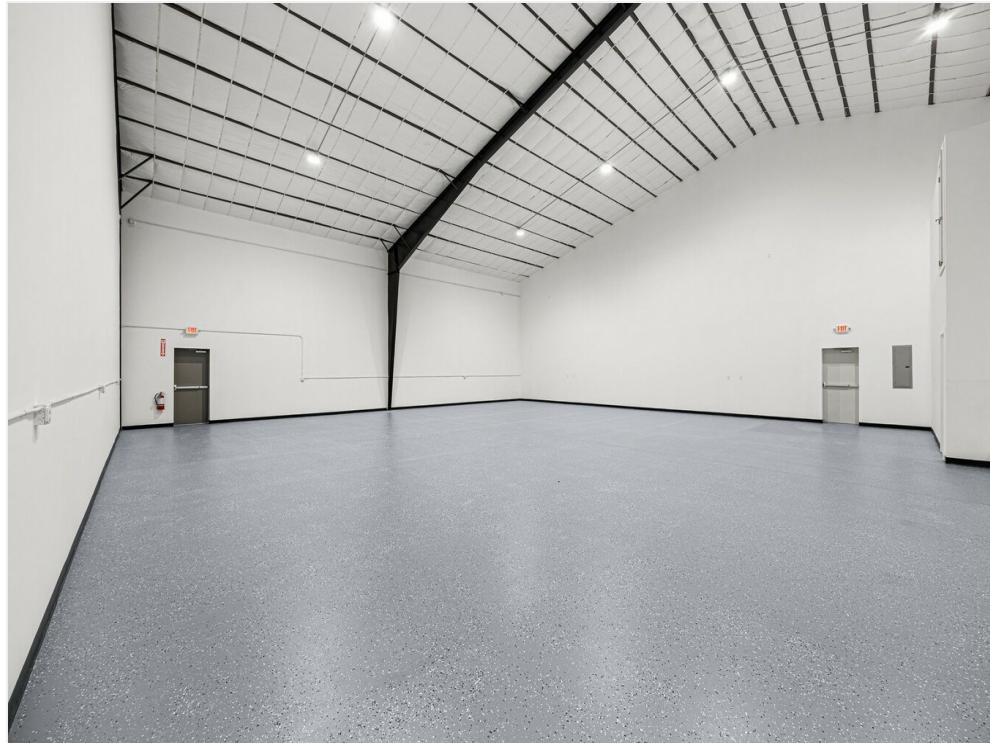
Magnolia

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Property Photos



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710 Frio Office 4

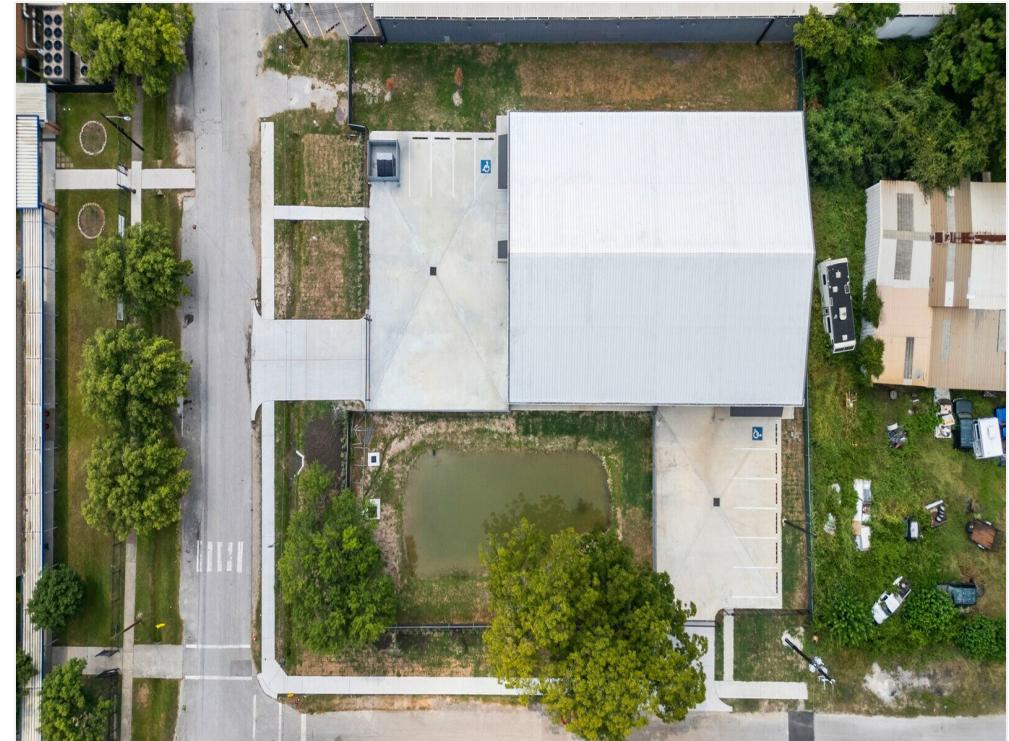
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Property Photos



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

