

# 18300 Strack Drive

Spring, Tx 77379

For Sale or Lease



## NEWCOR

### Industrial Office/Warehouse

**Building:** 12,000 SF

**Office Buildout:** 4,498 SF (2 stories)

**Yard Space:** 8,277 SF

**Eave Height:** 24' Rear, and 28' Front

**Power:** 400 amps of 480 3-Phase

**Cranes:** 2 - 2 ton jib cranes

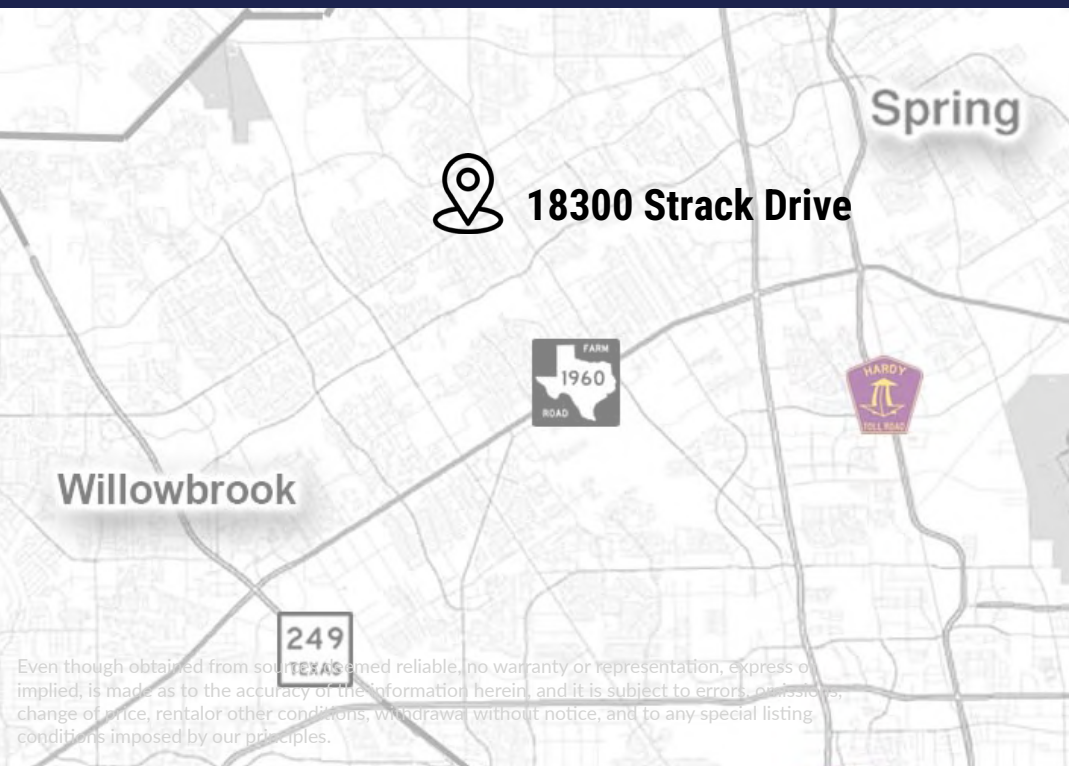
**Overhead Doors:** 14'x14'

**Parking:** 26 dedicated

**Pricing:** Contact Broker

### Features:

- Situated on ±.55 AC with ±.22 AC of lay down yard
- Just 2 miles from I-45
- 45 minutes from Port of Houston
- 30 minutes from IAH
- 30 mile radius of a labor force of 1 million



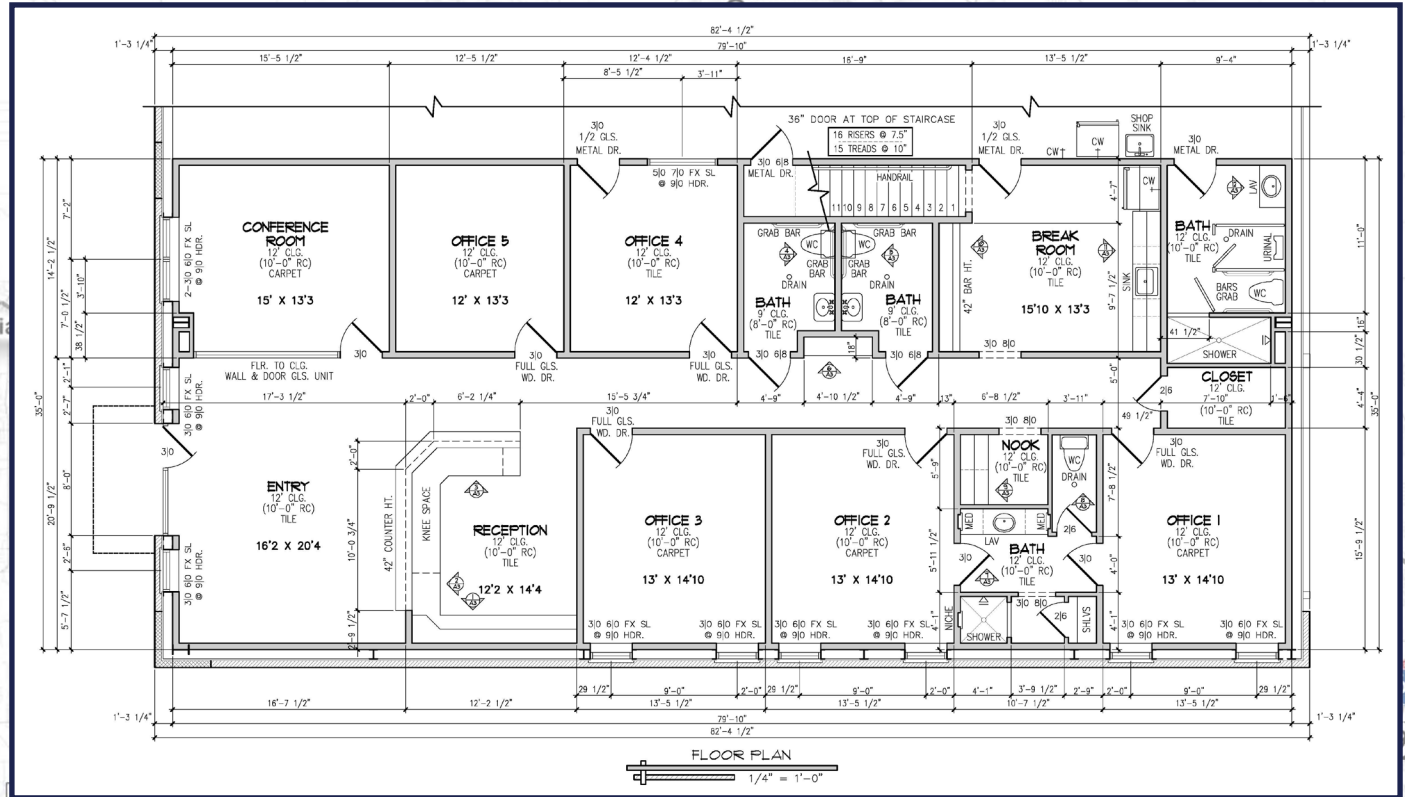
**Kevin Caywood**  
kevin@newcorcre.com  
936.537.2428

**David Alexander**  
david@newcorcre.com  
214.927.6870

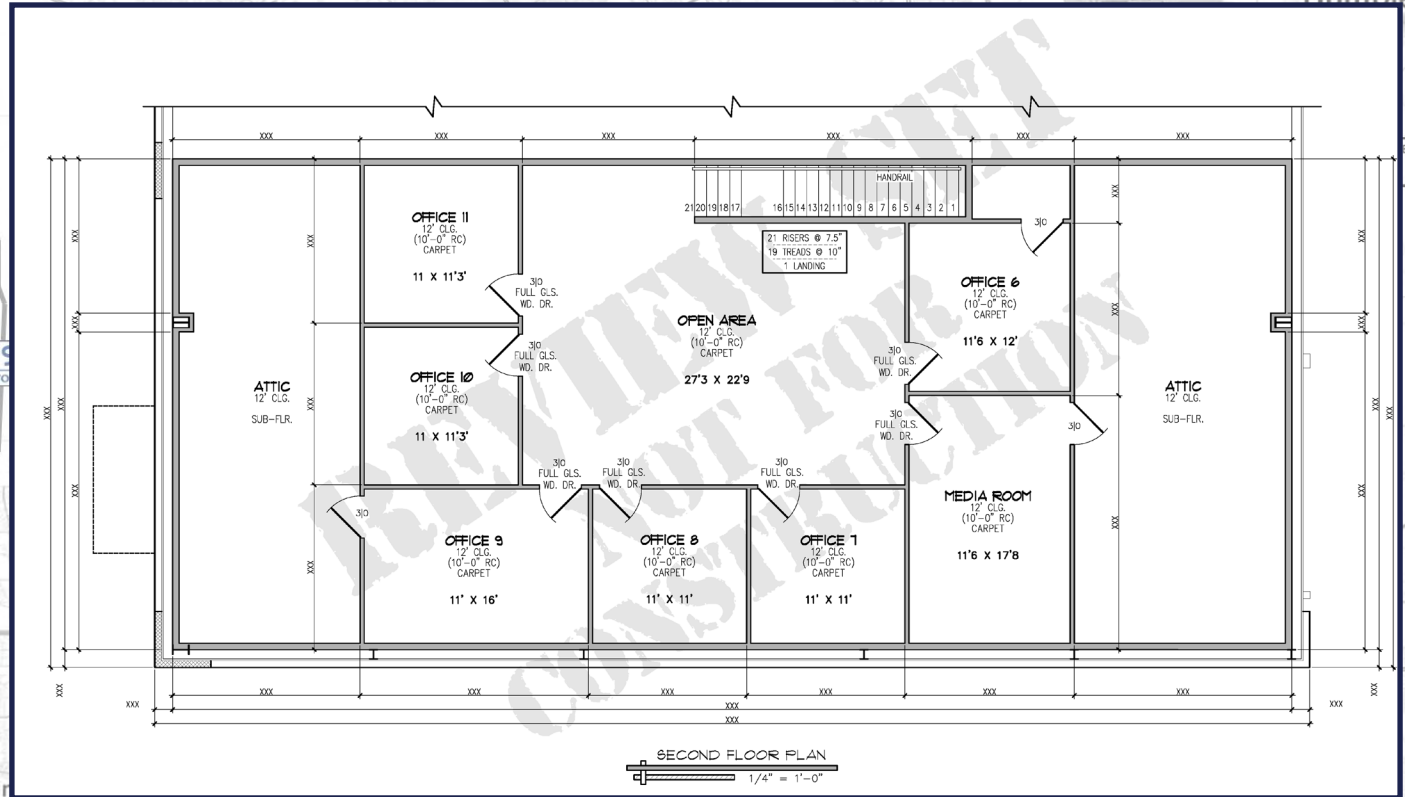
**Newcor Commercial Real Estate**  
281.210.3090  
newcorcre.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

For Sale or Lease



# Second Floor



18300 Strack Dr  
Spring, Tx 77379

For Sale or Lease

