

N. Houston / Tomball

FOR LEASE

**Tomball Business & Technology
Office – Warehouse Facility – 40,200 sf**



**NEW CONSTRUCTION – 21609 Hufsmith Kohrville
40,200 sf Tilt-Wall Office-Warehouse Facility**

- New Construction 2024-Tomball Business & Technology Park
- New Industrial Office - Warehouse Facility on 5.00 Acres
- Class A, Tilt-Wall, Freestanding, 40,200 sf Office-Warehouse
- 3,900 sf Building Standard, Flexible Office Space Design
- 10-Ton Crane Ready, 28' Clear Height, Electrical 3PH, 480V, 400 Amps
- 5 Overhead Doors -3 Grade Level, 2 – 10' X 12' Dock High, Outside Storage
- Access to Hwy 249, Grand Parkway 99, I-45N - close to Houston, Woodlands, Hardy Tollway, Hwy 290, Sam Houston 8, IAH Airport

This strategically located Business & Technology Park in Tomball/North Houston offers an address close to Houston & Woodlands in a busy business environment. There is easy access to, Grand Parkway 99, Hwy 249, I-45N, Hardy Toll Way & IAH Airport. Call for more information.

**Marc Drumwright or Todd Lewis
Southwest Realty Advisors**

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