

FOR LEASE

# AME TELGE BUSINESS PARK – BUILDING H

20338 Telge Road, BLDG H, Tomball, TX 77377



## PROPERTY DESCRIPTION

7,000 SF space, located in Tomball. Offers a prime location in a business park under development. Located with great highway access, quiet business operations, ample space, and room to grow. Significant outside storage possible on this 1.67 acre site.

## PROPERTY HIGHLIGHT

- 3 overhead garage doors
- Epoxy finished warehouse floors
- 6+ offices
- Fully equipped kitchen
- Ample Parking for clients and visitors

## OFFERING SUMMARY

Lease Rate:	Call For Information
Available SF:	7,000 SF
Lot Size:	1.665 Acres
Building Size:	7,000 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	281	5,896	30,738
Total Population	847	17,241	90,906
Average HH Income	\$108,336	\$97,245	\$110,938

JONATHAN SELLERS

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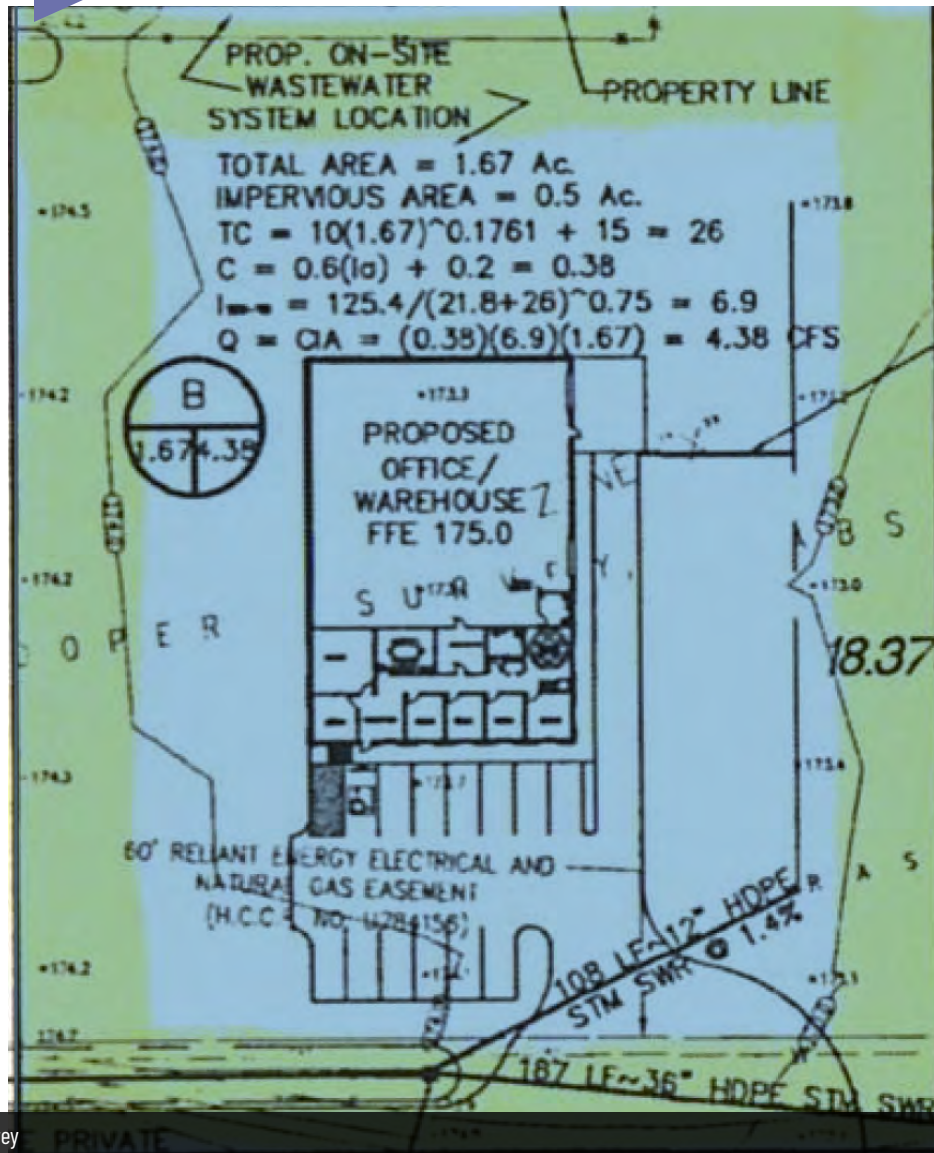




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Ample Outside Storage Possibilities

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## PROPERTY DESCRIPTION

7,000 SF space, located in Tomball, offers a prime location in a business park under development. Featuring epoxy-finished warehouse flooring, 6-7 spacious offices, a fully equipped kitchen, and ample parking for clients and visitors. This lease presents an ideal opportunity for businesses seeking a dynamic environment. Lease terms include a Triple Net Lease (NNN), providing flexibility and convenience for tenants.

## LOCATION DESCRIPTION

±7000 ft<sup>2</sup> Metal Building located in the AME Telge Business Park.

0.9 miles away from the Grand Parkway (99).

Less than 4 miles to the Tomball Parkway (TX-249).

## SITE DESCRIPTION

Sitting on 1.665 acres, this site holds a 7000 sqft metal building with stone facade exterior. It has its own on-site septic system and dedicated well. Located at the end of a cul-de-sac, it does have access to truck parking for loading and unloading. Does have a concrete truck drive and parking access.



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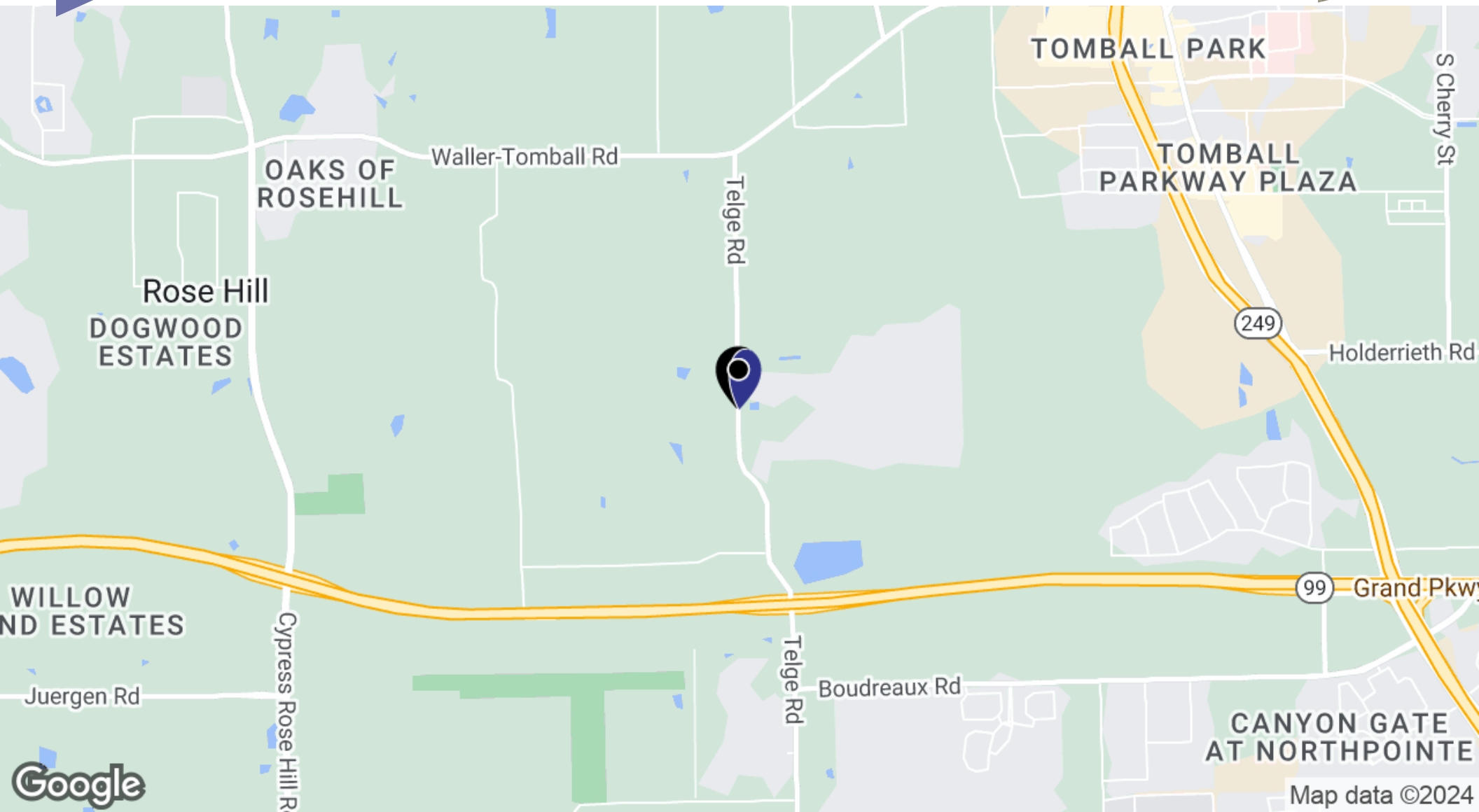




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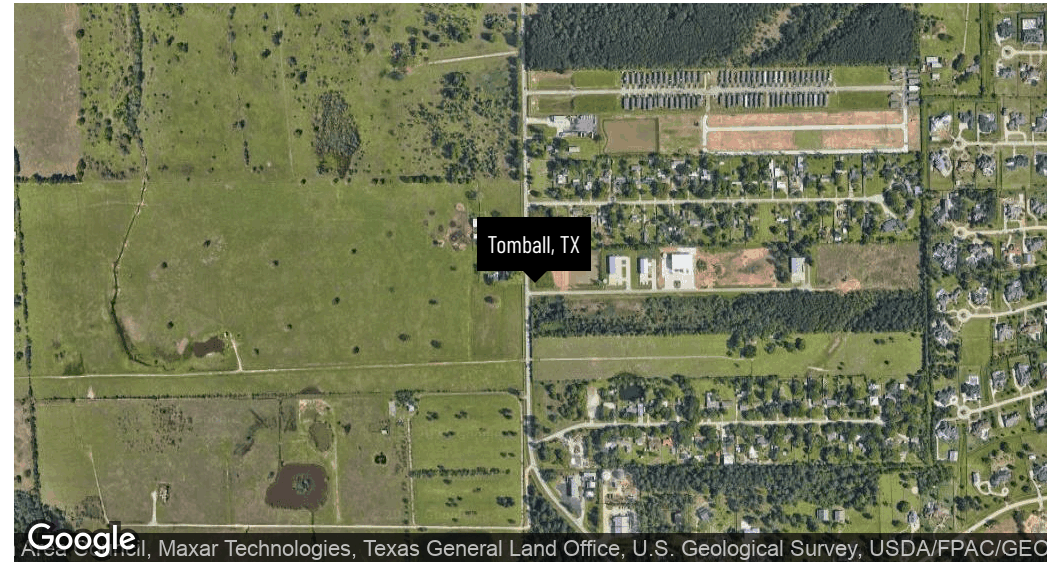
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## LOCATION INFO

Tomball, situated in the Greater Houston area, has seen a steady rise in industrial warehouse-type businesses in recent years. Its strategic location near Houston provides easy access to major transportation routes, making it an attractive hub for distribution and logistics companies. The city's business-friendly environment, coupled with ongoing economic development efforts, has spurred growth in this sector. With a focus on revitalizing its downtown area and promoting industrial development, Tomball offers promising opportunities for businesses in the warehouse industry.



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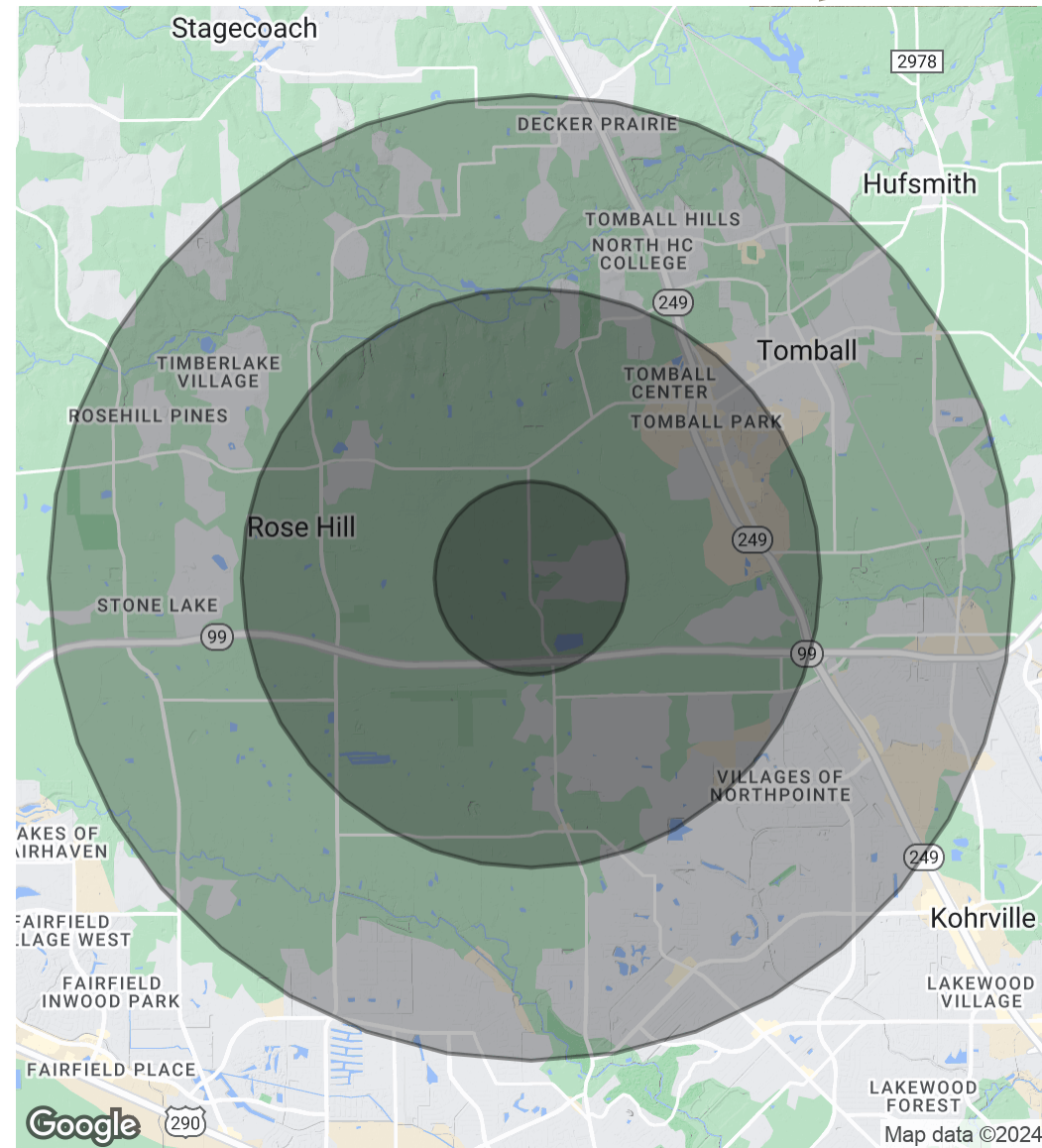
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	847	17,241	90,906
Average Age	43.6	36.0	36.2
Average Age (Male)	45.2	34.7	35.6
Average Age (Female)	42.8	37.3	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	281	5,896	30,738
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$108,336	\$97,245	\$110,938
Average House Value	\$535,178	\$310,212	\$275,493

\* Demographic data derived from 2020 ACS - US Census



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