



## Building 2

21755 I45 N, Spring, TX 77388

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## Building 2

\$15.00 /SF/YR

Prime frontage on I-45 feeder road. This 9,600 SF commercial building sits on a generous 0.83 Acre lot with powerful visibility and easy access. Located at the front of a clean, updated business park, the property benefits from strong traffic flow, professional surroundings and immediate exposure to thousands of daily commuters.

The building features 2,000 SF showroom space with two restrooms and an office, making it ideal for retail service, or client facing operations. A towering pylon sign offers excellent branding opportunities, capturing attention from both directions of I-45.

Loading and unloading area with grade level roll up doors.

Recent improvements include a new aerobic septic system, and the property adjacent to a busy Shell station - further increasing traffic and visibility.

This is a turnkey opportunity for business seeking frontage, access and professional appeal in the thriving Spring/Woodlands corridor....

- Direct frontage on I-45 North feeder road, prominent Pylon signage, updated business park



Rental Rate:	\$15.00 /SF/YR
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Property Type:	Industrial
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Property Subtype:	Showroom
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Rentable Building Area:	9,600 SF
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Year Built:	2005
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Rental Rate Mo:	\$1.25 /SF/MO
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1st Floor

Space Available	9,600 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Showroom in the front of the property. Beautiful wooden flooring in showroom. Please contact broker for pricing guidance. Ownership seeking a NNN lease.



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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Lumber Liquidators	-	



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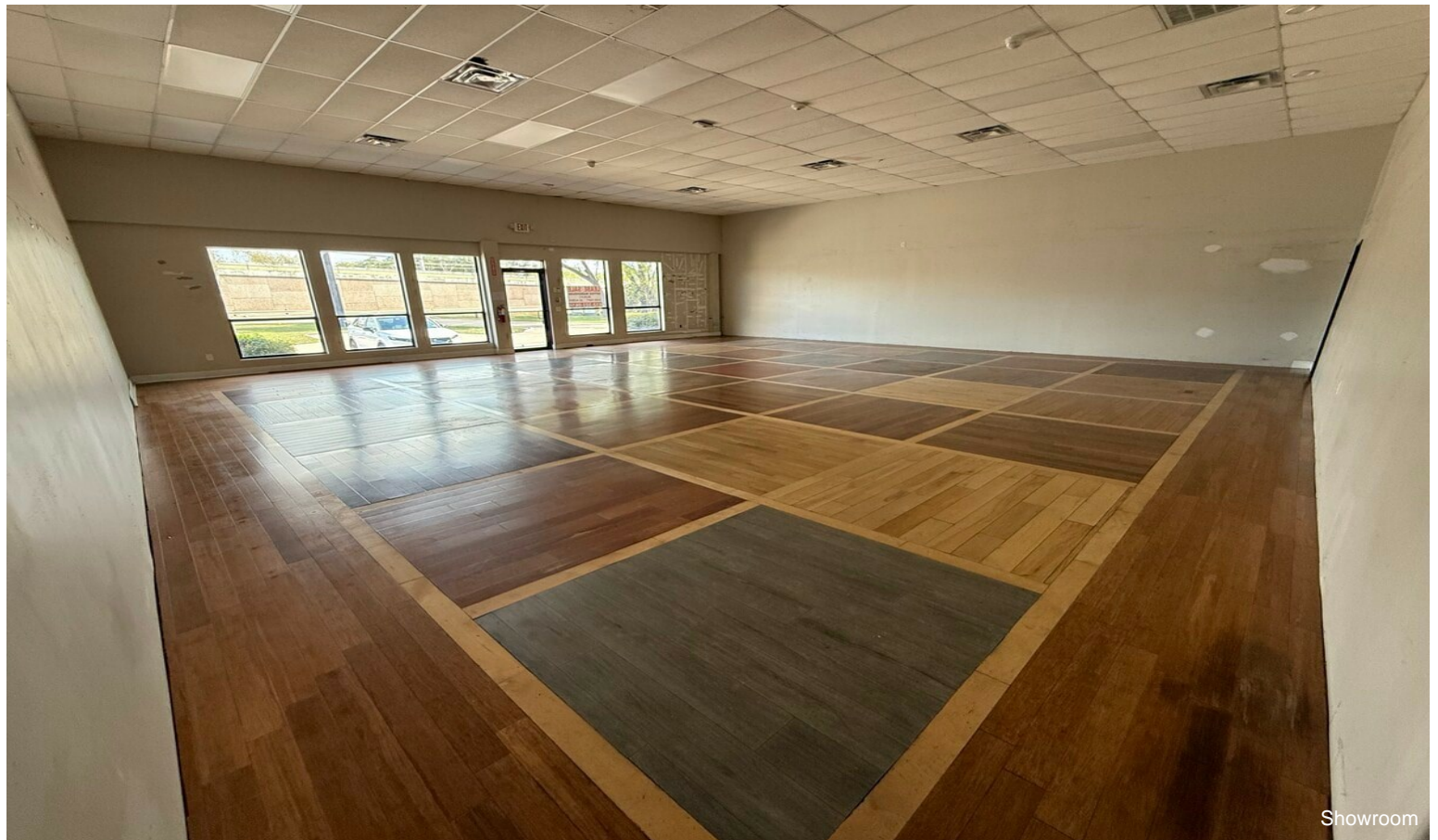
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## Property Photos



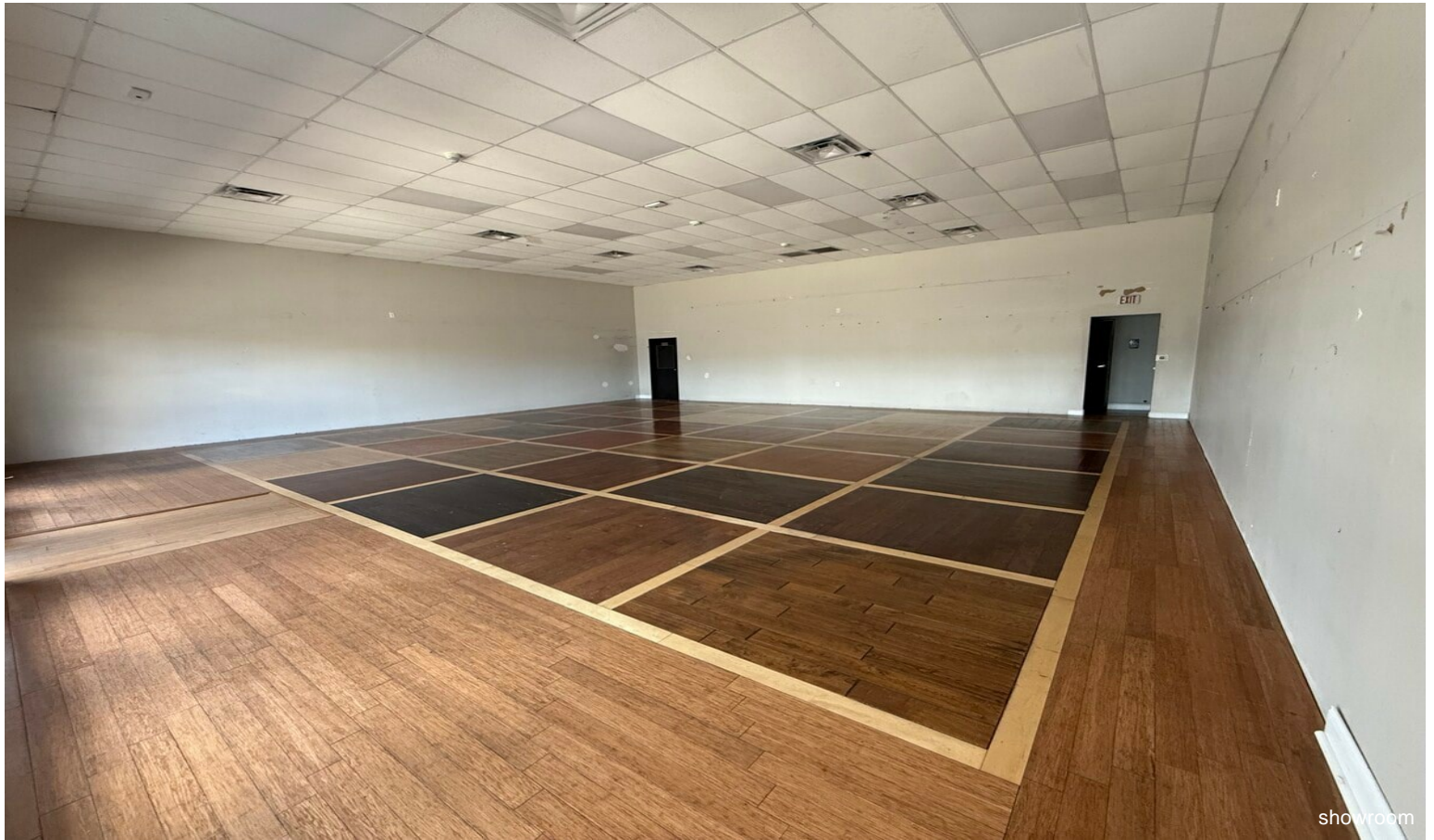
Pylon Sign



Showroom



## Property Photos



showroom



South Facade



## Property Photos



South Facade - Loading area



Warehouse



## Property Photos



Warehouse



Overview