



## Building 3

8769 West Ln, Magnolia, TX 77354



**Peng Yu**

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# Building 3

\$13.50 /SF/YR

Newer 1500 SF Office/Warehouse in Magnolia, TX for Lease

Easy access, close to FM 2978, FM 1488 and Woodlands Pkwy.

25 x 60 SF built in 2021. 1,500 SF of the building (building sqft is 6000 sqft). Adjacent to Bridge Church Woodlands, 18-wheeler accessible. Restroom with shower. Electricity and plumbing ready.

17' Eave Height, Front door 6 (W) x 7 (H), no rolling door. Floor loading.

Lease Rate: \$13.5/SF/Yr + \$4.7/SF/Yr NNN (\$2,275 monthly rent).

- Easy access, close to FM 2978, FM 1488 and Woodlands Pkwy.
- Partially Built-Out, Ideal for Office, Retail and Warehouse
- Restroom with Shower Ready



Rental Rate: \$13.50 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 6,000 SF

Year Built: 2021

Rental Rate Mo: \$1.13 /SF/MO



## 1st Floor

1

Space Available	1,500 SF
Rental Rate	\$13.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

## Major Tenant Information

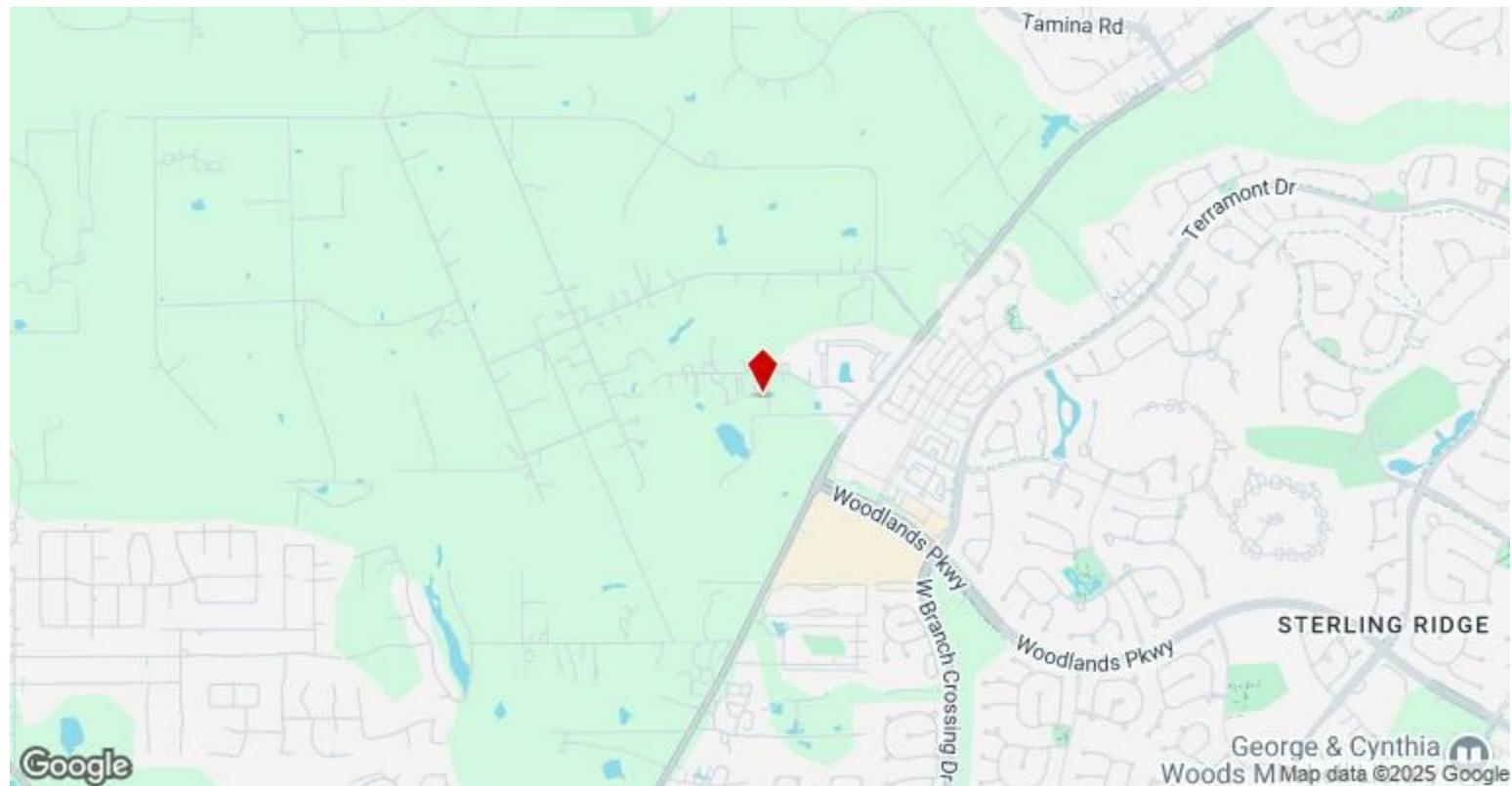
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**Tenant**  
Bridge Church

**SF Occupied**

-

**Lease Expired**



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Landlord is willing to negotiate on HVAC and heating.

31,027 VPD on FM 2978 (Year 2024)

## Property Photos

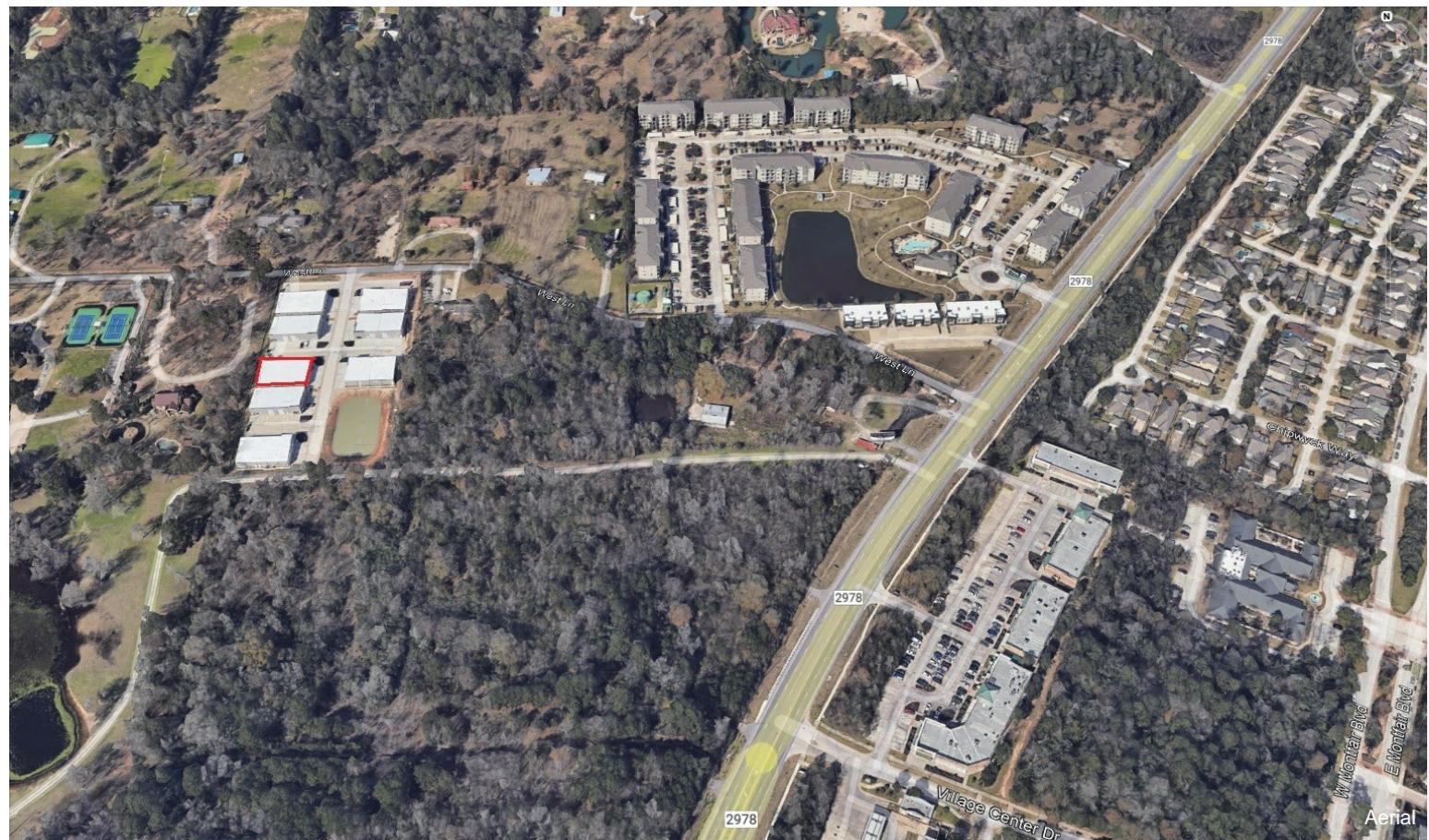
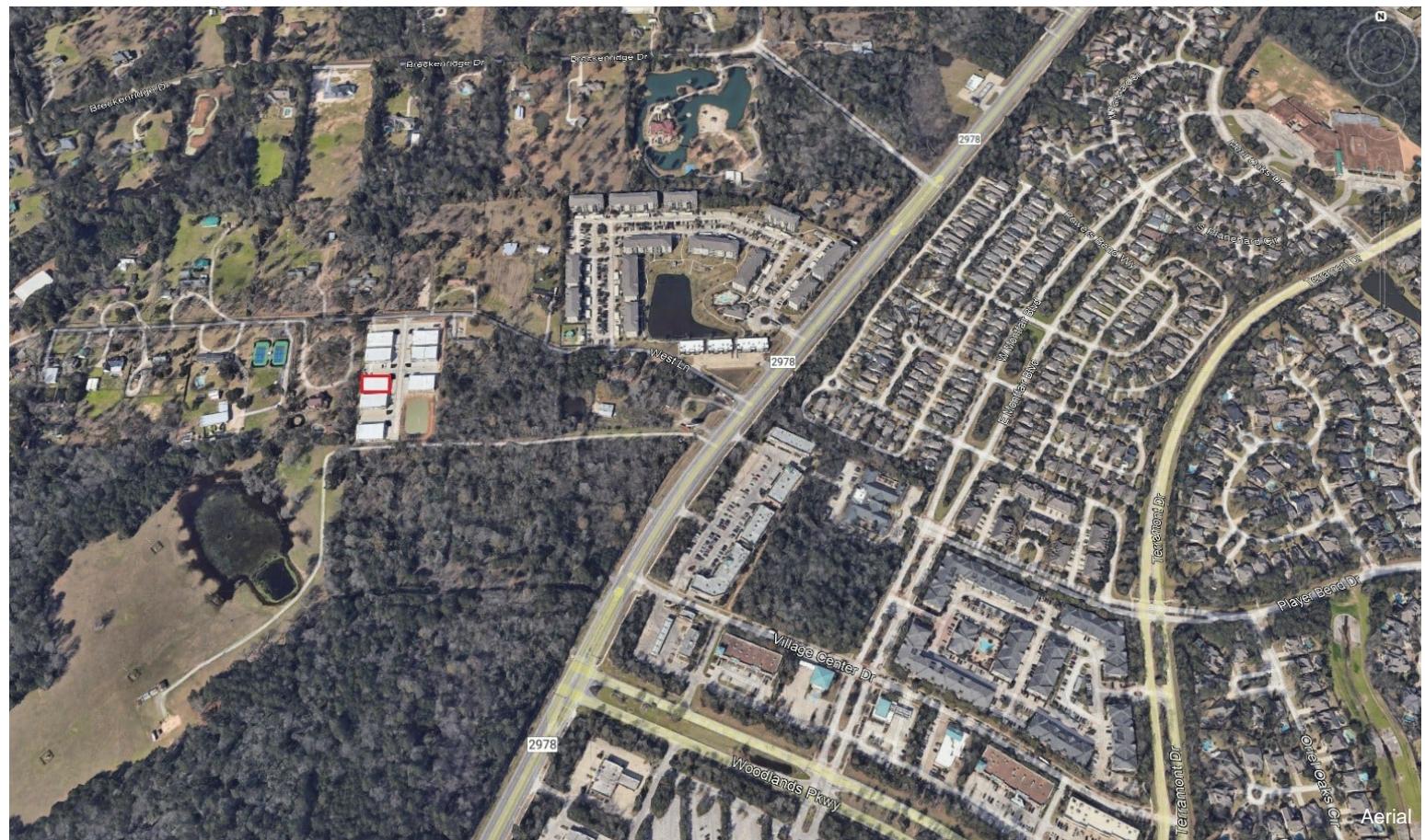


View From Parking Lot



Back Door

# Property Photos



## Property Photos



## Aerial

## FLOOR PLAN

