

KINGWOOD TECH CENTER

22001 Northpark Drive • Kingwood, TX 77339



For Lease

Up to 32,000 sqft Available

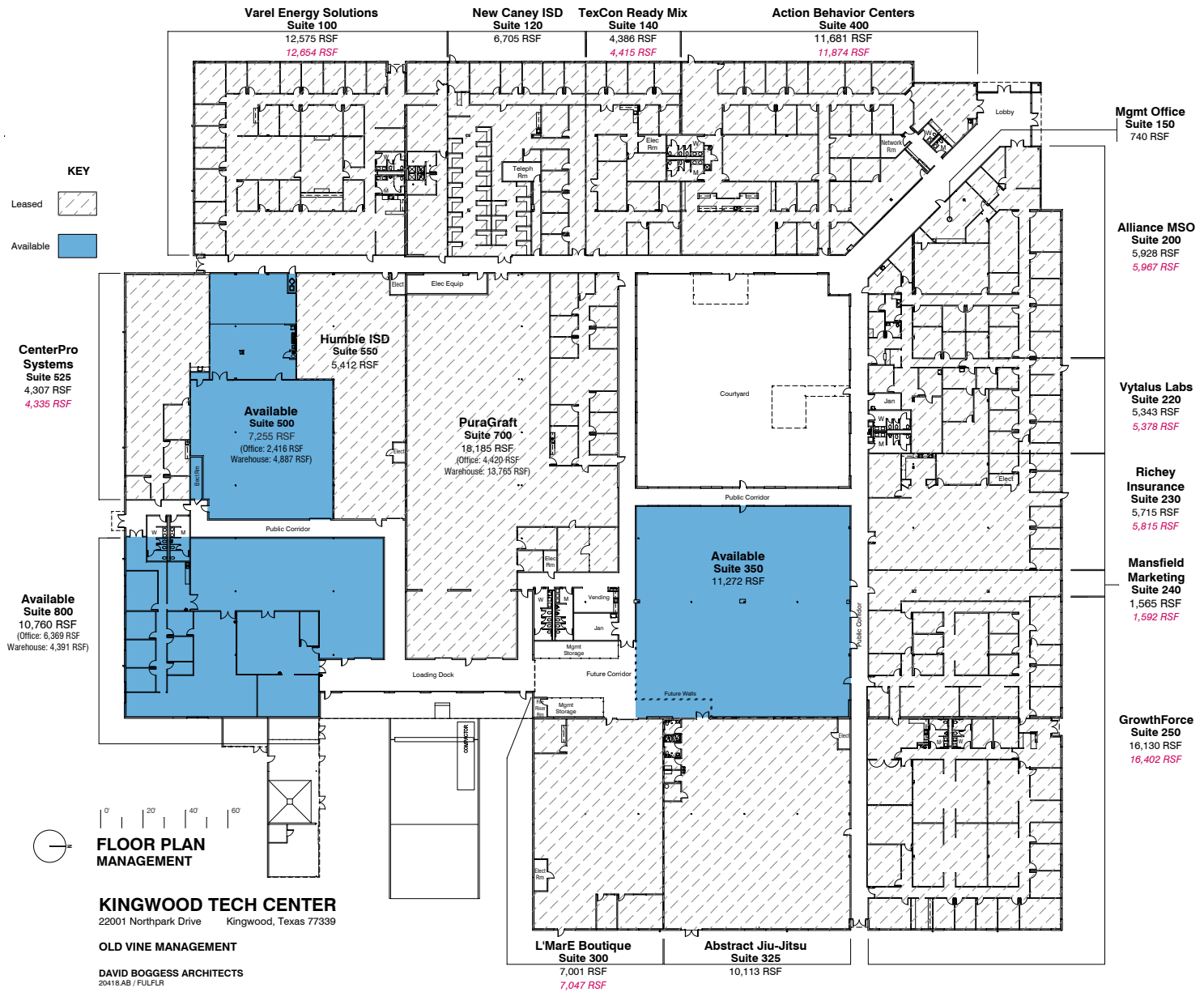
Mark Cytrynbaum
mark@oldvine.net
303.520.3229



Kurt Weidmann
kurt@oldvine.net
720.308.0053

1459 South Pearl Street | Denver, Colorado 80210

Floor Plan



Property Highlights



Primary Use

Office/Warehouse/Flex/Build to suit

Submarket

Kingwood/Lake Houston Area

Available Space

32,000 sq ft

+

Additional 2 acres available
for "build to suit"
or additional parking

Area of Town

Northeast

Building Size

~150,000 sq ft on 12.5 acres land

Smallest Available

2,500 sq ft

Lease Rate

Call for pricing

Property Description

~146,156 square feet single story flex building located on ~10.5 acres of which ~80,341 square feet is office space and ~65,815 square feet is warehouse space



100% climate controlled



Clear height 17 feet

Four shared common area loading docks (Two dock high and two grade level)

Additional two acres of land contiguous to the property for build to suit

Three phase/480 V

Parking is unreserved surface parking space

Industrial Features



Four shared common area loading docks
Two dock high
Two grade level
Three phase/480 V



Aerial Views

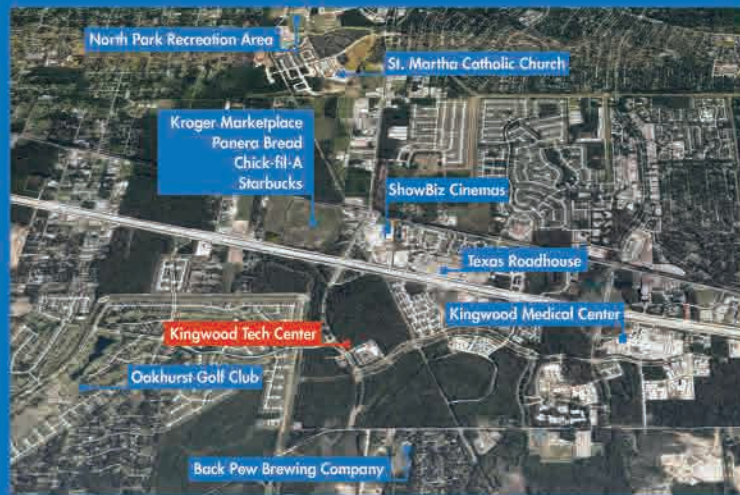


Location Description

Conveniently located on Northpark Drive, one of two major East/West traffic arteries serving the entire Kingwood community.

Easy access to Intercontinental Airport, US-59/I-69, FM 1960, Beltway 8, and Hwy 99/Grant Parkway.

Retail and other commercial businesses are in the immediate area offering great restaurants.



Surrounding Areas



Starbucks



Kroger Marketplace



Deerbrook Mall



North Park Recreation Area



Barnes & Noble



George Bush Intercontinental Airport



Gold's Gym



Lone Star College - Kingwood

Kingwood Tech Center is located in the southwest quadrant of the intersection of Highway 59 and Northpark Drive.

Kingwood is just 20 miles north of downtown Houston and three miles north of Humble.



**Kingwood
Tech Center**

Mark Cytrynbaum
mark@oldvine.net
303.520.3229



Kurt Weidmann
kurt@oldvine.net
720.308.0053

1459 South Pearl Street | Denver, Colorado 80210