

PRE-LEASING

INDUSTRIAL, FLEX, OFFICE- WAREHOUSE



KREINHOP BUSINESS PARK - COMING Q2- Q3 2025

4333 and 4334 Kreinhop Rd., Spring, TX 77388: Suites will be offered at 2,100 SF and up. Monthly rent is \$14.00/SF/Year in base rent + current estimated NNN at \$3.00/SF/Year, or (\$1.17/SF/Month in base rent + current estimated NNN at \$0.25/SF/Month).



Lease Information

Lease Term:

36-month (min.)

Lease Type:

NNN

Kreinhop Business Park offers office-warehouse space starting at a minimum of 2,100 SF, with a maximum contiguous space of up to 13,360 SF in Building 4334 or up to 20,000 SF in Building 4333 (subject to availability). This commercial park consists of two office-warehouse buildings. Third Generation Development handles most customized build-out requests in-house.

Base rent range: \$14.00 SF/YR in base rent + current estimated NNN at \$3.00 SF/YR (equivalent to \$1.17 SF/MO in base rent + \$0.25 SF/MO in estimated NNN).

The monthly rent at this park includes the tenant's proportionate share of water, dumpster service, exterior security lighting, exterior pest control, landscaping and lawn maintenance, quarterly HVAC filter changes, and two annual exterior HVAC unit cleanings. Tenants are responsible for interior electricity, security systems, interior pest control, and Wi-Fi. All suites are pre-wired for Comcast and AT&T.

Location Information

Kreinhop Business Park is ideally located in the Spring/Klein area of Northwest Houston. It is less than 600 feet from FM 2920, 1.16 miles from the Grand Parkway (99), 3.6 miles from I-45, and 8.3 miles from TX-249, with The Woodlands just 10 miles away. Situated in Harris County and Klein ISD, the park is in a high-density, residential, and commercial area, with over 275,000 vehicles per day on I-45 and more than 40,000 vehicles per day on FM 2920.

Suite Information

Power Description: 3-Phase | 208Y/120V

Our standard minimum suite of 2,100 SF includes a 12' x 14' climate-controlled office and an ADA-compliant restroom.

The warehouse space is not climate-controlled and features raw concrete flooring along with a 12' x 14' overhead garage door.

Kreinhop Business Park will be a fully fenced property with an automatic entrance gate, offering the option to purchase a refundable remote control. The park is well-lit, includes illuminated pylon signage, and is equipped with 24/7 video surveillance throughout the property.

NEW DEVELOPMENTS



Q2—Q3 2025

Kreinhop Business Park's Common Area Maintenance (CAM) Includes:

- Dumpster Service
- Water
- Exterior Security Lighting
- Exterior 24-Hour Camera Surveillance
- Exterior Professional Pest Control Services
- Exterior Professional Landscaping & Lawn Maintenance
- Quarterly A/C Filter Replacements (for the first year of all leases)
- Two (2) Annual Exterior HVAC Unit Cleanings

Minimum 2,100 SF unit space includes:

- 12' x 14' climate-controlled office
- ADA-compliant restroom
- Non-climate-controlled warehouse features raw concrete floors along with a 12' x 14' overhead garage door.

IN-HOUSE CUSTOMIZED BUILD-OUT/BUILD-TO-SUIT (BTS)

WE OFFER FREE CUSTOMIZATION CONSULTATIONS AND

PROVIDE ALL PROSPECTIVE TENANTS WITH A CUSTOMIZED FLOOR PLAN.



CUSTOMIZATION & DESIGN SERVICES

Are You
Looking
For

Warehouse Space For Your Business? 

Third Generation Development offers fully customized spaces to fit your unique business needs! Our options are limitless with our in-house design and construction services.

- Fast Floor Plan Consultation & Design Turnaround
- Extensive Variety of Design & Finish Choices
- Fast Quote Following Design Completion
- Hassle-Free Permitting and Construction Solutions

Of Offices?

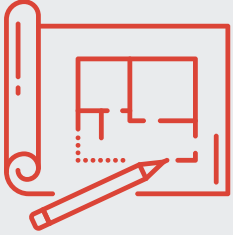
Warehouse SF?

Layout?

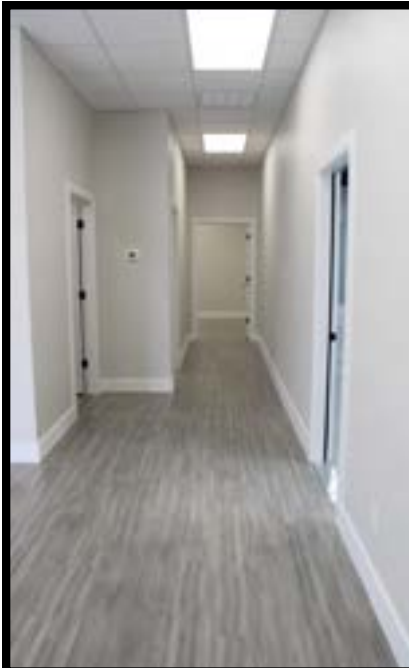
of doors?

Add-ons?

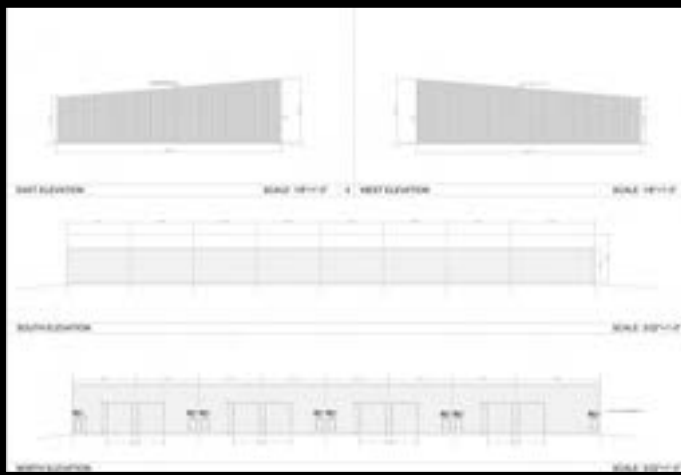
Design Your Space, Your Way!



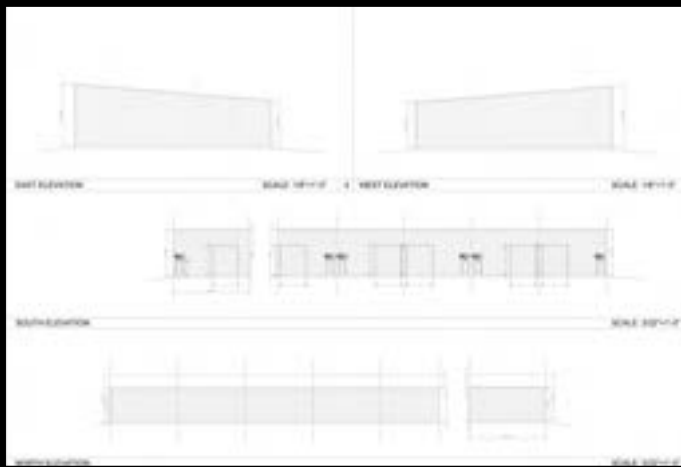
Get a free consultation with our design team to customize your space exactly the way you want! Whether it's expanding your square footage, designing the layout and floor plan, adding unique features, or upgrading your warehouse with climate-controlled spaces, double roll-up doors, and more, we've got you covered. Call to book your appointment.



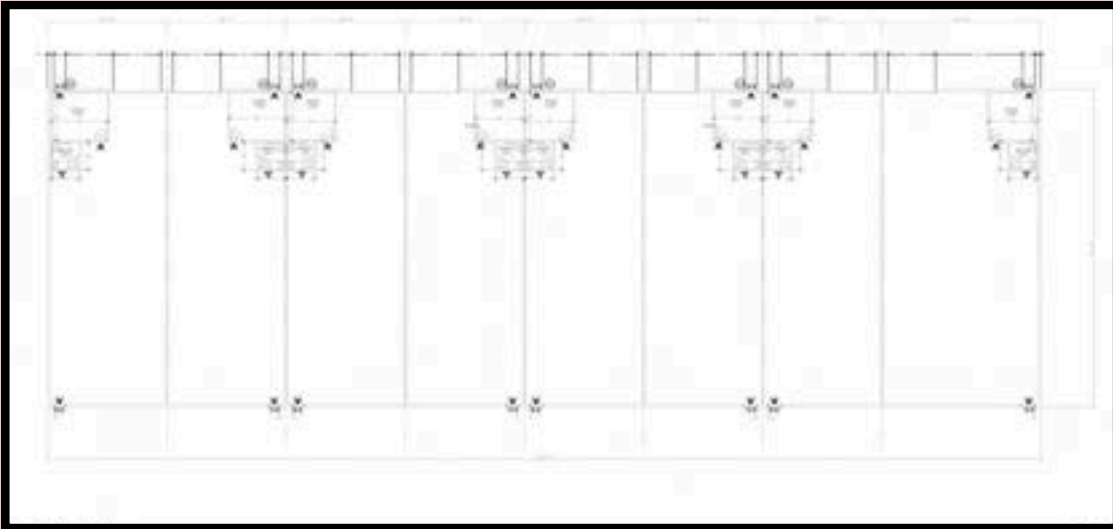
4334 KREINHOP



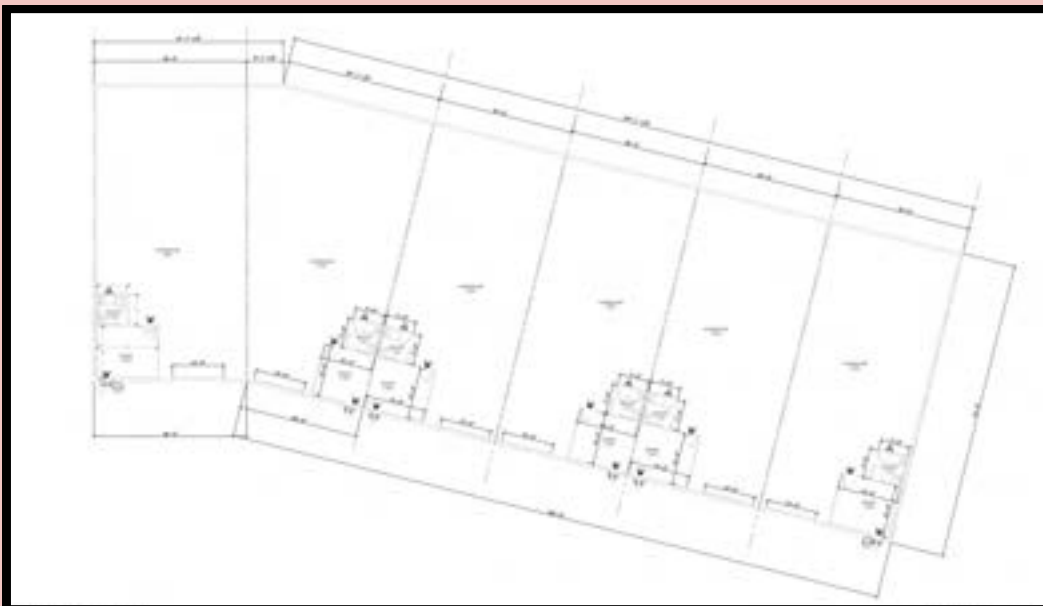
4333 KREINHOP



Shell Drawing 4333 BUILDING



Shell Drawing 4334 BUILDING





**12 x 14 Overhead
Roll-up Door**



**Standard:
Raw Concrete Flooring**
Durable & Convenient Maintenance

KREINHOP BUSINESS PARK

4333 - 4334 Kreinhop Rd., Spring, TX 77388
(281) 609-7114 | Office@3rdgd.com













Spring, Texas is a census-designated place located within the extraterritorial jurisdiction of Houston, in Harris County. According to the 2020 census, Spring has a population of 62,559. Situated approximately 25 miles north of downtown Houston, it spans roughly 23 square miles and is known for offering a vibrant big-city lifestyle paired with a hometown feel.

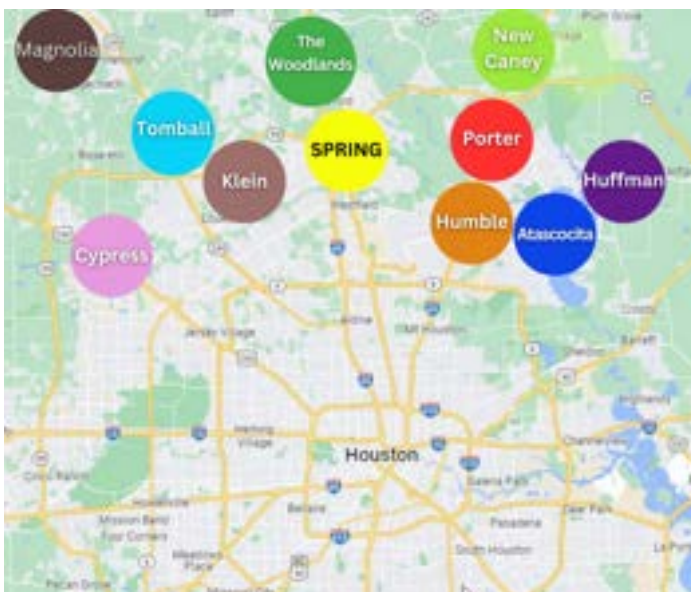
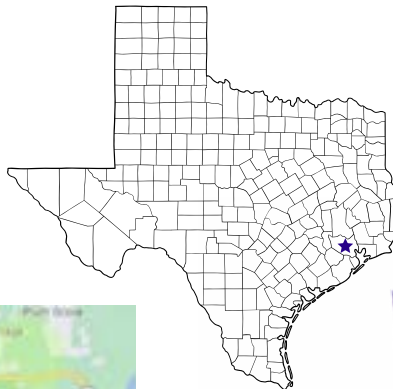
Over the years, Spring has evolved from a rural community into a thriving suburban hub. It provides residents with a comfortable lifestyle, blending diverse residential neighborhoods with commercial centers that feature shopping, dining, and recreational facilities. Spring is home to several attractions, including the Mercer Arboretum & Botanic Gardens and Old Town Spring, a historic shopping district filled with unique shops and eateries. Recreational opportunities also abound, with various golf courses and annual cultural events such as festivals, art shows, and live performances. One of the area's signature events is the Texas Crawfish Festival in Old Town Spring, where locals and visitors alike enjoy live music, shopping, a variety of food vendors, and, of course, delicious crawfish. Additionally, the nearby Cynthia Woods Mitchell Pavilion in The Woodlands offers a premier venue for concerts and other entertainment events.

In recent years, Spring has experienced significant growth and development. The area is now home to ExxonMobil's corporate headquarters, which has further bolstered its appeal as a desirable location for professionals. With its close proximity to Houston and The Woodlands, Spring attracts residents seeking suburban living combined with convenient access to employment and entertainment opportunities. Ongoing residential and commercial developments continue to shape Spring's landscape, enhancing its array of amenities and services while preserving its unique charm and historical roots. Offering a perfect balance of modern conveniences and a close-knit community atmosphere, Spring, Texas remains a standout destination for families, professionals, and visitors alike.

SPRING, TEXAS

Northwest Houston

Harris County





SPOTLIGHT VIEW

POINTS OF INTEREST INFORMATION



NEARBY MAJOR AIRPORTS

IAH - George Bush Intercontinental Airport	Estimated 22 miles	25 - 28 minutes
HOU - William P. Hobby Airport	Estimated 35 miles	48 - 50 minutes



NEARBY HIGHWAYS

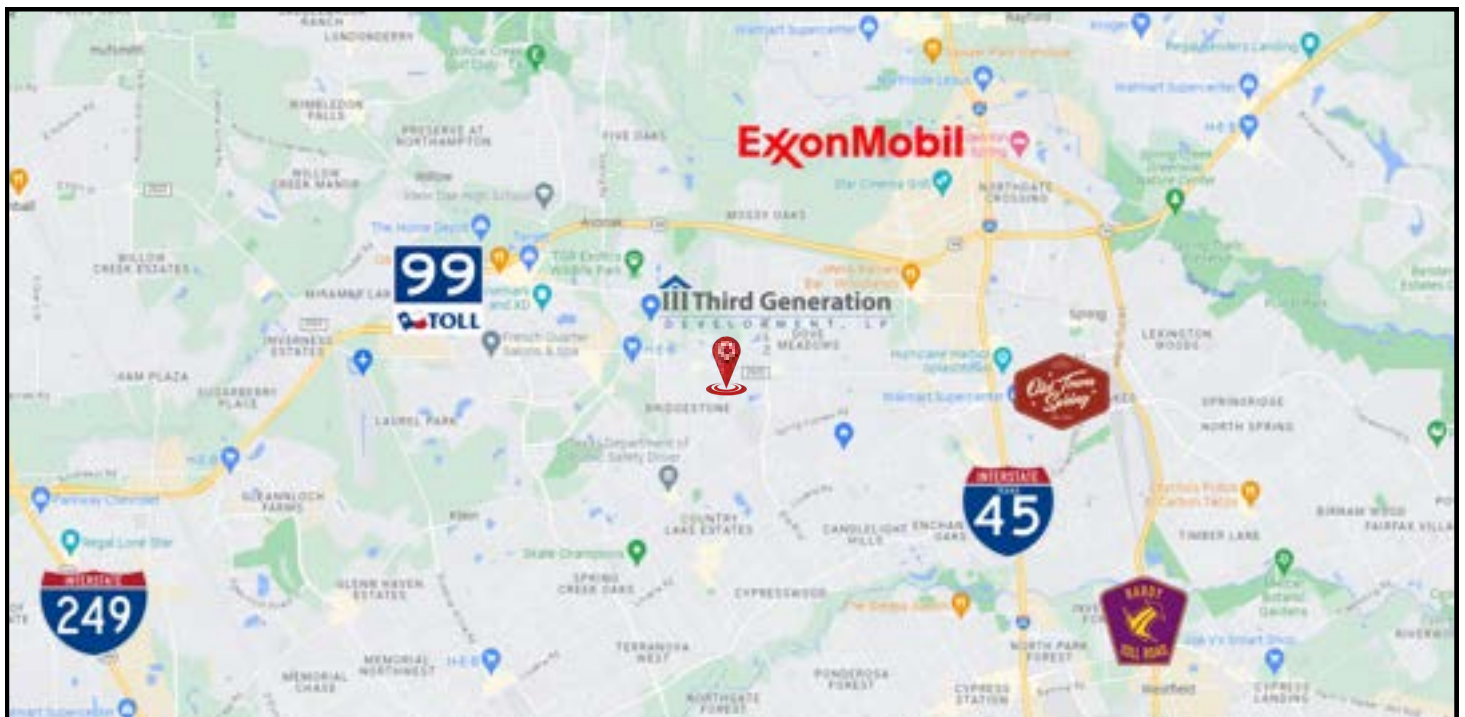
State Highway 99/Grand Parkway (SH 99)	Estimated 3 miles	8 - 10 minutes
Interstate 45 (I-45)	Estimated 13 miles	15 - 20 minutes
State Highway 249 (SH 249)	Estimated 14 miles	15 - 20 minutes
Hardy Toll Road	Estimated 15 miles	15 - 20 minutes

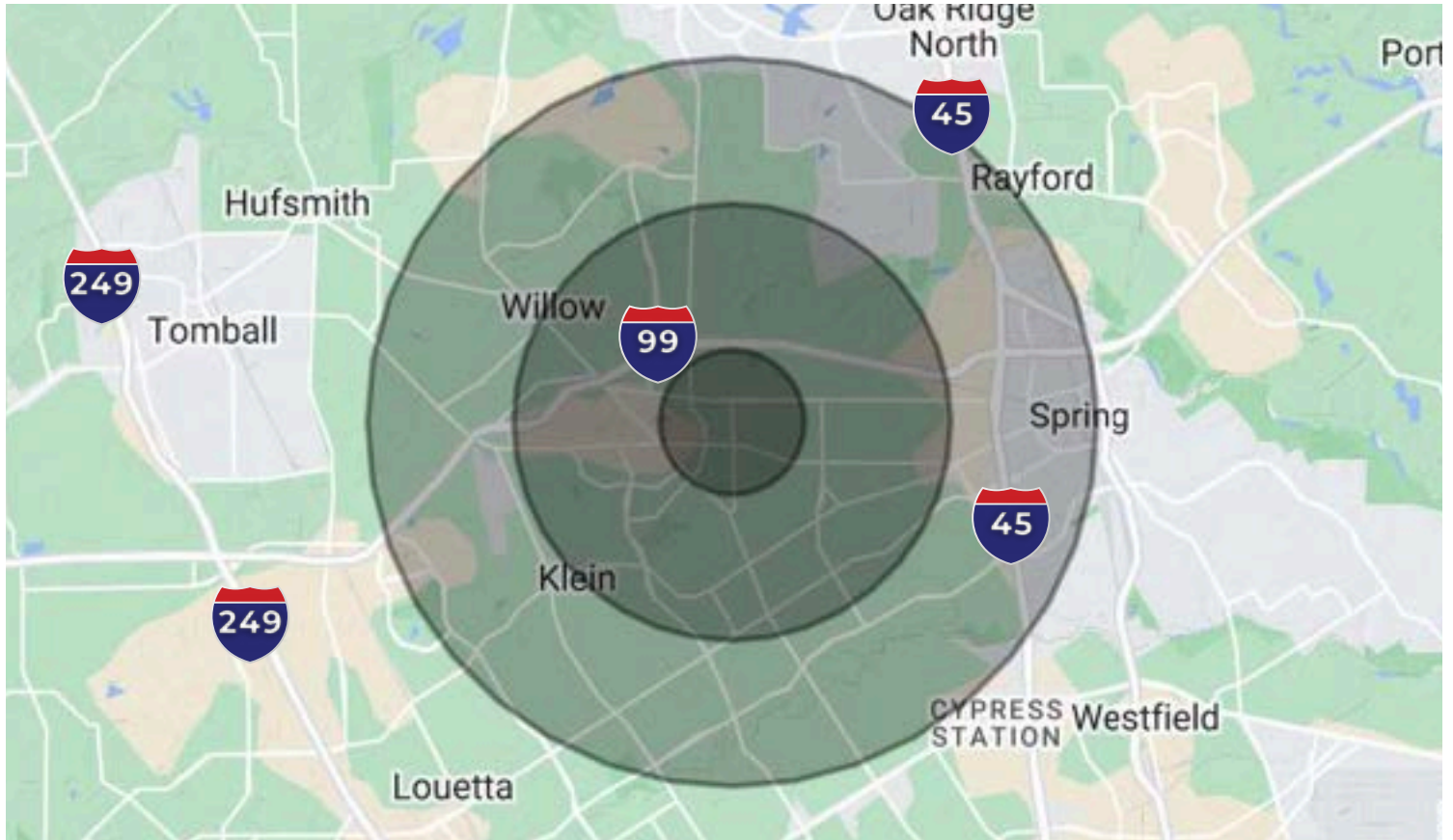


NEARBY STREETS

Major Cross Streets: Rhodes Road, Spring Stuebner Road, F.M. 2920
Nearby Streets: Gosling Road; Kuykendahl Road; Spring Cypress Road; Ella Road

**Spring, Texas
Population
61,514**





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,808	72,533	211,527
Average Age	32.7	34.6	35.6
Average Age (Male)	32.2	34.4	35.5
Average Age (Female)	33.8	35.2	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,185	24,515	78,583
# of Persons per HH	3.1	3.0	2.7
Average HH Income	\$103,449	\$108,980	\$106,904
Average House Value	\$223,999	\$236,953	\$238,945

* Demographic data derived from 2020 ACS - US Census