

FOR LEASE

2-Months FREE Rent*



STRACK BUSINESS PARK

18300 Strack Drive, Spring, Texas

Strack Business Park is a 43,200 SF flex industrial development currently under construction. Class A Office/Warehouse space with 100% HVAC for Office & Warehouse areas.

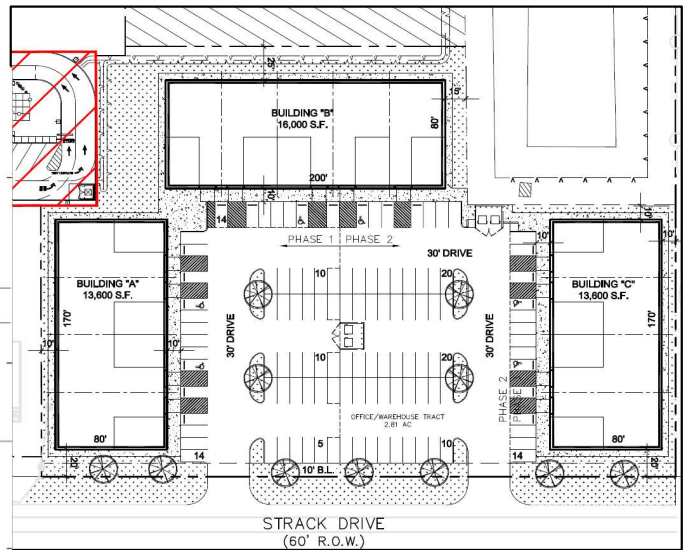
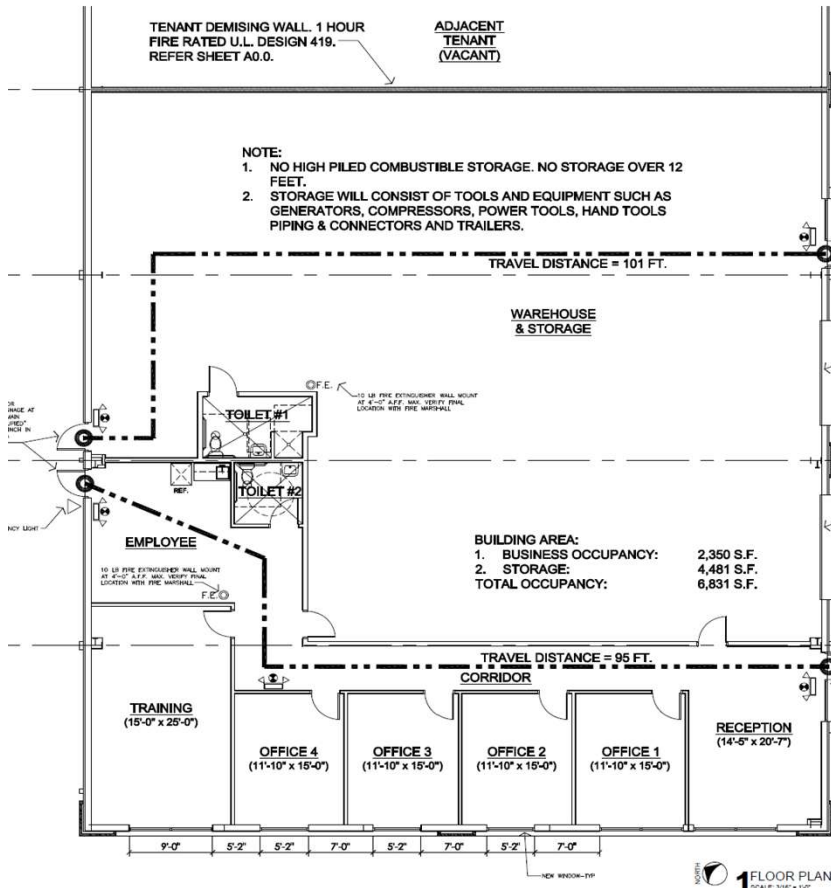
Space Available: 6,800 SF (2,350 SF Office / 4,450 SF Warehouse).

*2-months free rent available for 5-year leases and qualified tenants.

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RYOAK
REAL ESTATE GROUP

Floor Plan



Property Name	Strack Business Park
Address	18300 Strack Drive, Spring, TX 77379
Delivery	May 2025
Available Suite Size	6,800 Square Feet (NRA)
Building	18-Ft Eave-Height 12-Ft Overhead Doors
HVAC	100% Office & Warehouse
Parking	129 Spaces (3 spaces per 1,000 SF of NRA)
Asking Rental Rate	\$14.00 / NNN
Est. NNN Expenses	\$4.50
Standard Suite Layout	2,350 SF Office (35%) 4,450 SF Warehouse 6,800 Total SF



Interior Pictures

