

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

TENANT DEMISING WALL. 1 HOUR
FIRE RATED U.L. DESIGN 419.
REFER SHEET A0.0.

**ADJACENT
TENANT
(VACANT)**

NOTE:

1. NO HIGH PILED COMBUSTIBLE STORAGE. NO STORAGE OVER 12 FEET.
2. STORAGE WILL CONSIST OF TOOLS AND EQUIPMENT SUCH AS GENERATORS, COMPRESSORS, POWER TOOLS, HAND TOOLS PIPING & CONNECTORS AND TRAILERS.

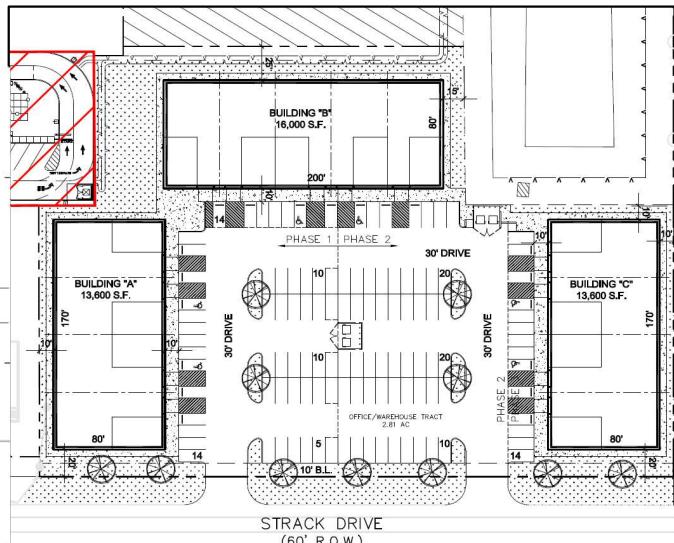
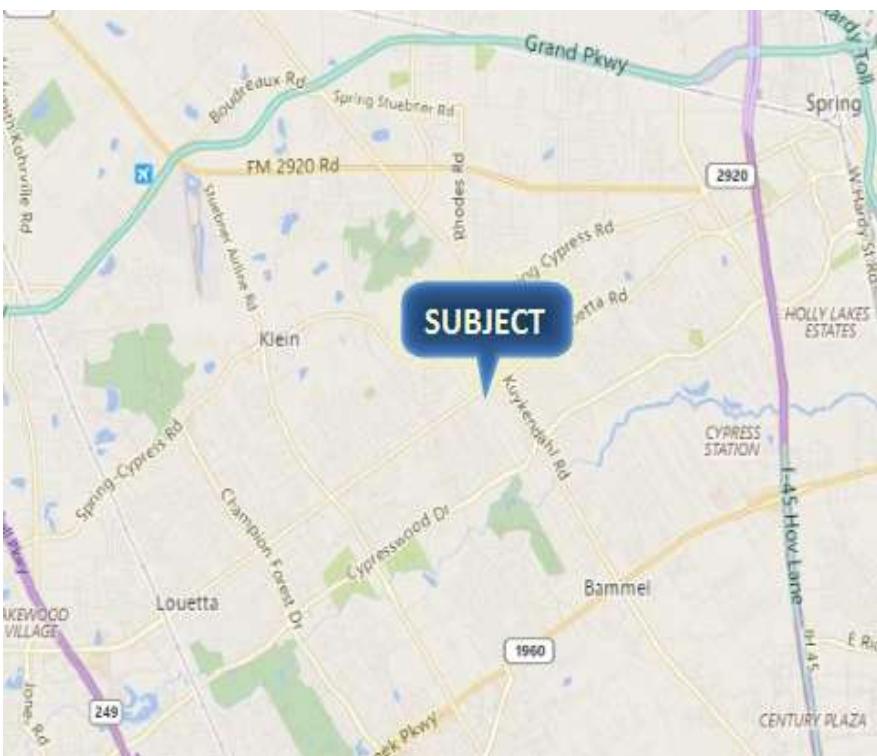
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TRAVEL DISTANCE = 101 FT.

WAREHOUSE & STORAGE

BUILDING AREA:
1. BUSINESS OCCUPANCY: 2,350 S.F.
2. STORAGE: 4,481 S.F.
TOTAL OCCUPANCY: 6,831 S.F.

TRAINING
(15'-0" x 25'-0")

NORTH 1 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%) <u>4,450 SF Warehouse</u> 6,800 Total SF

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Interior Pictures

