

NORTHWEST 99

BUSINESS CENTER

GRAND PARKWAY

OLD MUESCHKE ROAD



2003 Old Mueschke Road | Tomball | TX | 77377

70,000 SF FOR SALE OR LEASE

EXPANDABLE TO 105,000 SF

For more information, contact:

ED FRANTZ

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CAPE BELL

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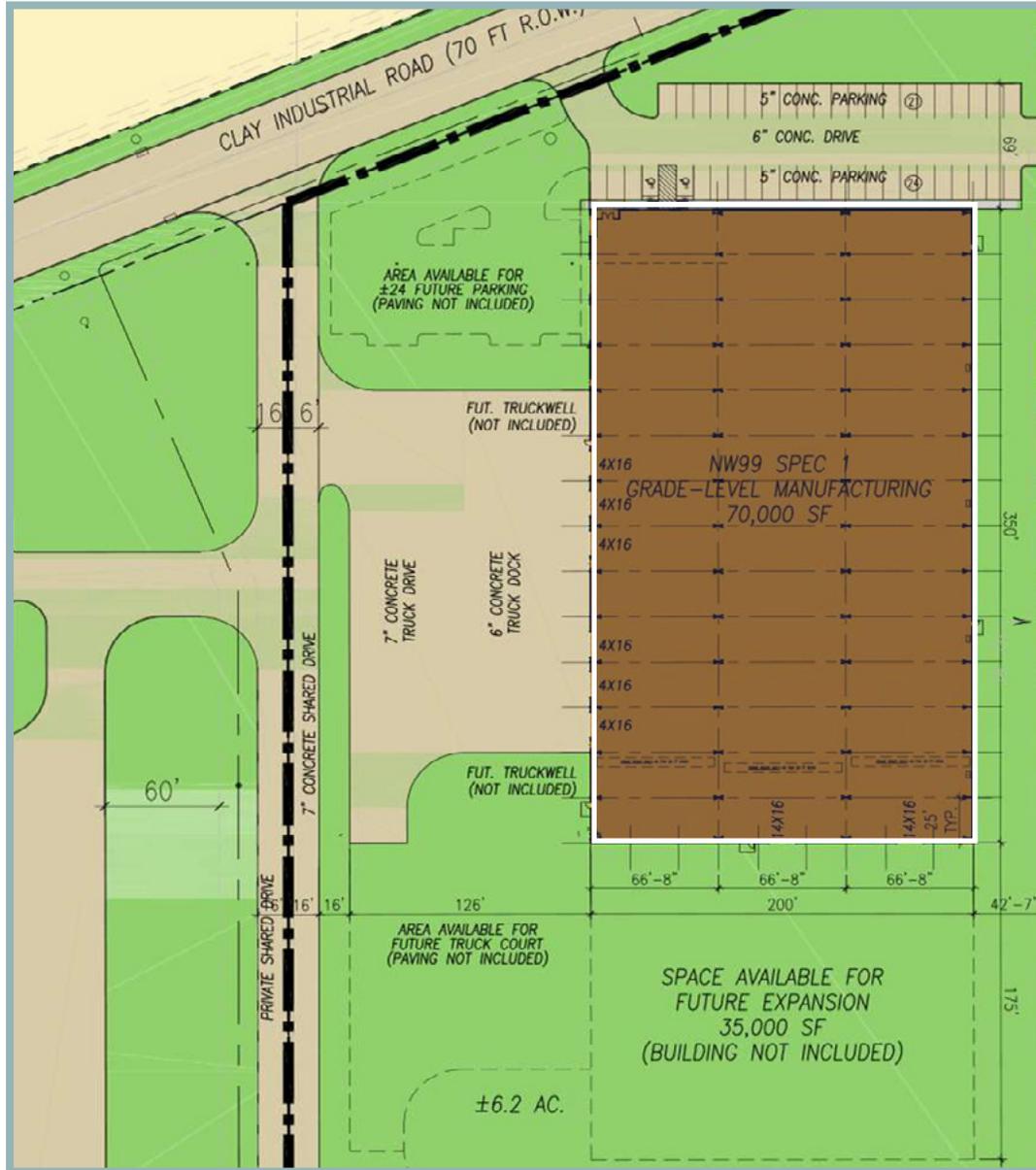
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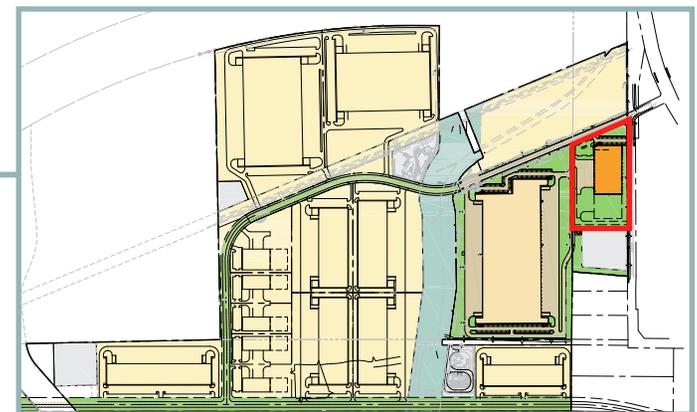
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PROPERTY FEATURES

Total Building Size	70,000 SF
Expansion Opportunity	+35,000 SF
Office	BTS
Overhead Doors	(8) 14'x16'
Truck Wells	Ability to Add
Cranes	40-Ton Crane Ready
Hook Height	20'
Sprinklers	ESFR
Crane Bays	3
Auto Parking	45
Power	1,000 Amps
Outdoor Storage	Available



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ADDITIONAL

- 70,000 SF OF 40-TON CRANE READY MANUFACTURING SPACE THAT HAS THE OPPORTUNITY TO BE EXPANDED AN ADDITIONAL 35,000 SF
- NORTHWEST 99 BUSINESS CENTER IS LOCATED IN A PRIME LOCATION AND HAS EASY ACCESS TO BOTH HWY 249 AND 290 VIA THE GRAND PARKWAY
- PART OF PHASE I OF A 2.4 MILLION SF DEEDED MASTER PLAN BUSINESS PARK

