



HANNA BUSINESS PARK

26797 / 26803 Hanna Road, Oak Ridge North, Texas 77385

Hanna Business Park is located on an 11.6-acre tract near the corner of Robinson Road and Hanna Road in a warehouse area setting. It is an exceptionally flexible facility featuring metallic buildings that provide 203,000 square feet of enclosed retail/office/warehouse

AVAILABLE SPACE:

Office/Warehouse - 2,250 SF – Building 9 Ste. 2 is approximately 522 SF of office and 1,728 SF of warehouse space. It has a reception, bullpen/open concept office area, data center, kitchenette, and ADA restroom. It provides multiple access points into the warehouse. It has 1 grade level roll-up door in the front of the suite.


The lease rate is **\$3,100.00** per month, which includes water, sewage and garbage. It will be available 1/1/2025

Office/Warehouse - 2,250 SF – Building 9 Ste. 3 is approximately 500 SF of office space and 1,750 SF of warehouse space. It offers a reception, bullpen/open concept office area and an ADA restroom. It has 1 grade level roll-up door in the front of the suite.

The lease rate is **\$3,100.00** per month, which includes water, sewage and garbage.

Office/Warehouse - 4,000 SF – Building 1 Ste. 9&10 is approximately 1,000 SF of office space and 3,000 SF of warehouse space. It offers a reception, 3 offices, 1 ADA restroom and 1 shop restroom. It has 2 grade level roll-up doors. The lease rate is **\$4,880.00** per month, which includes water, sewage and garbage.



	GREATER HOUSTON COMMERCIAL REAL ESTATE	
	Katheryn Roberts, Broker katheryn@ghrs.com 832-640-3960	Angie Coumbe, Realtor® angie@ghrs.com 936-648-9253



AVAILABLE SPACE:

Office/Warehouse - 5,000 SF – Building 1 Ste. 6&7 is approximately 650 SF of office build-out and 4,350 SF of warehouse space. It offers a reception area, 2 offices, and 2 ADA restrooms, one with a shower. It has 3 grade level roll-up doors.

The lease rate is **\$6,200.00** per month, which includes water, sewage and garbage.

Office/Warehouse - 6,000 SF – Building 6 Ste. 607 is approximately 600 SF of office and 5,400 SF of warehouse. It has a reception, 2 offices, kitchenette, and ADA restroom. ***The warehouse is fully air-conditioned.***

The lease rate is **\$7,320.00** per month, which includes water, sewage and garbage.

Please use the link for a Matterport tour of a standard buildout:

<https://my.matterport.com/show/?m=YQ2go8TjaZC>



	GREATER HOUSTON COMMERCIAL REAL ESTATE	
	Katheryn Roberts, Broker katheryn@ghrs.com 832-640-3960	Angie Coumbe, Realtor® angie@ghrs.com 936-648-9253