

MOD Office Warehouse

Suites from 725 - 3,360 SF For Lease

26232 FM 2978, Magnolia TX 77354

- Located on FM 2978 (25k traffic count, 100k HH income) between the Woodlands and Tomball.
- Call or Text 832-220-1622
- Courtesy to Brokers



26232 FM 2978, Magnolia TX 77354

Call or Text (832) 220-1622; MODOfficeWarehouse@gmail.com



Suite A4 Available Now

1680 SF Office Warehouse Suite

- Brand new Private Office and Restroom - Office faces FM 2978
- 14 ft high roll up bay door
- 22 foot clear height
- High Bay LED Warehouse lighting
- Air conditioning/heating
- Assigned parking
- Security Fence/Gate with remote control access during off hours, weekends and holidays.
- Exterior LED lights

Monthly Rent: \$2156 with FREE RENT MOVE IN SPECIAL!

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Suite B9-10 Available Now

3360 SF Office Warehouse Suite

- Brand new Private Office and Restroom - Office faces FM 2978
- two 14 ft high roll up bay doors
- 22 foot clear height
- High Bay LED Warehouse lighting
- Air conditioning/heating
- Assigned parking
- Security Fence/Gate with remote control access during off hours, weekends and holidays.
- Exterior LED lights

Monthly Rent: \$3383 with FREE RENT MOVE IN SPECIAL!

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Suite B12 Available Now

1680 SF Office Warehouse Suite

- Brand new Private Office and Restroom - Office faces FM 2978
- 14 ft high roll up bay door
- 22 foot clear height
- High Bay LED Warehouse lighting
- Air conditioning/heating
- Assigned parking
- Security Fence/Gate with remote control access during off hours, weekends and holidays.
- Exterior LED lights

Monthly Rent: \$2060 with FREE RENT MOVE IN SPECIAL!



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Suite B1 Available Now

1680 SF Office Warehouse Suite

Private Office and Restroom

- 14 ft high roll up bay door
- 22 foot clear height
- High Bay LED Warehouse lighting
- Air conditioning/heating
- Assigned parking
- Security Fence/Gate with remote control access during off hours, weekends and holidays.
- Exterior LED lights

Monthly Rent: \$1821 with FREE RENT MOVE IN SPECIAL!

