

# Rosenberg Warehouse / Flex Space for Lease

6,480 SF Industrial Building with Office, Insulated Warehouse Areas and Gated Yard  
— **3227 Cottonwood School Rd, Rosenberg, TX 77471**

NOW AVAILABLE

FORT BEND COUNTY

6,480 SF



## Property Overview

# A Versatile Industrial Asset in the Heart of Fort Bend County

This **6,480 SF warehouse/flex building** is available for immediate lease in Rosenberg, Texas — one of the fastest-growing industrial submarkets in the Greater Houston area. The property delivers a highly functional mix of **office space, open warehouse area, and dedicated storage sections**, purpose-built to accommodate the needs of contractors, distributors, service companies, and light manufacturing operations.

The building features **insulated interior walls** engineered to support temperature stability — making it especially well-suited for food production, bakery operations, cold-chain storage, or any business requiring a climate-managed environment. With **three-phase electrical service (approx. 600 amps)** and multiple HVAC units, the infrastructure is ready for demanding operational needs.

A **fully gated and secured yard** surrounds the property, providing ample space for work vehicles, equipment staging, or outdoor operational use. Access to **Highway 36** places tenants within easy reach of Richmond, Rosenberg, and key industrial corridors throughout Fort Bend County.

### At a Glance

01

**6,480 SF**

Total building size

02

**\$11.00 PSF + \$6.00  
NNN**

Lease rate

03

**3-Phase / ~600 Amps**

Electrical service

04

**Gated & Secured**

Yard with vehicle access



## Property Highlights

# Built for Business. Configured for Productivity.



### Heavy-Duty Power

Three-phase electrical service rated at approximately 600 amps — ready for industrial, fabrication, or food-processing equipment.



### Insulated Warehouse Walls

Insulated interior wall construction supports thermal efficiency — ideal for climate-sensitive operations, food production, and regulated storage.



### Multiple HVAC Units

Multiple HVAC systems serve the office build-out and interior warehouse areas, maintaining comfort across all functional zones.



### Gated Yard Access

Fully gated and secured perimeter yard accommodates work vehicles, fleet parking, equipment staging, and outdoor operational storage.

## Location Overview

# Rosenberg, TX — Fort Bend County's Industrial Corridor

**3227 Cottonwood School Rd** sits in a well-established industrial zone near **Highway 36** in Rosenberg — providing direct connectivity to Richmond, Southwest Houston, and the broader Fort Bend County commercial network. The surrounding area supports a dense concentration of contractors, service firms, and industrial tenants, making it an established hub for business operations of all scales.

Fort Bend County is one of Texas's fastest-growing counties, with a robust business environment, strong workforce base, and continuous infrastructure investment — offering long-term stability for tenants looking to establish or expand operations.



### Highway 36 Access

Direct access to Highway 36 — connecting Rosenberg to major regional routes.



### Proximity to Houston

Approx. 30 miles southwest of downtown Houston via US-59 / Southwest Freeway.

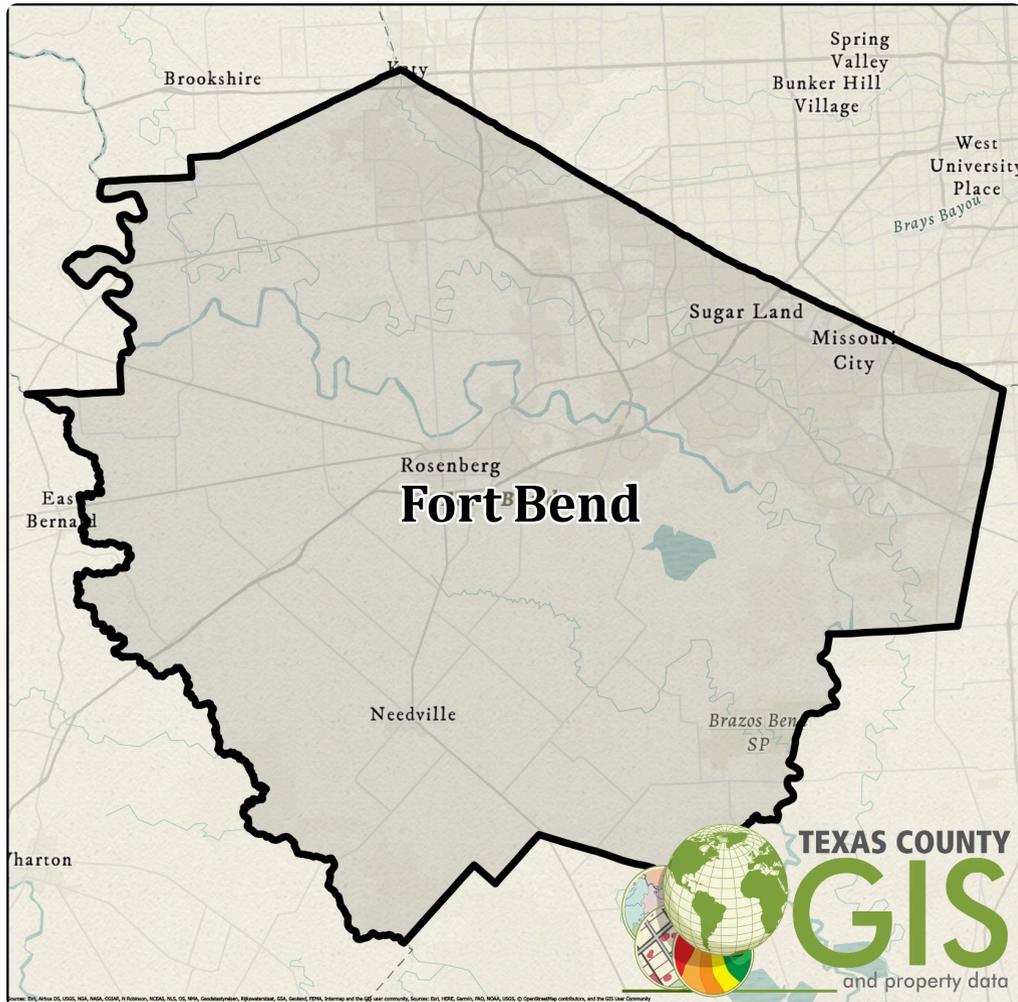


### Regional Connectivity

Convenient links to Richmond, Sugar Land, and Fort Bend County industrial parks.

## Location Map

# 3227 Cottonwood School Rd, Rosenberg, TX 77471



*Property is located near Highway 36 in Rosenberg, TX — providing direct regional access to Southwest Houston, Richmond, and Fort Bend County's primary industrial corridors.*

## Key Distances

### Highway 36

Less than 1 mile — primary arterial serving Rosenberg and surrounding industrial zones.

### Richmond, TX

Approx. 5 miles — Fort Bend County seat with strong commercial and government activity.

### Sugar Land, TX

Approx. 20 miles — major business hub with access to Beltway 8 and US-90.

### Southwest Houston

Approx. 30 miles — direct access via US-59 / Southwest Freeway corridor.

## Photo Gallery

# Property Photography

Explore key features of the building, yard, and surrounding site. Schedule an on-site tour for a comprehensive walkthrough.



## Investment & Leasing Snapshot

# Key Financial Metrics at a Glance

**6,480**

### Square Feet

Total leasable building area, inclusive of office, warehouse, and storage zones.

**\$11**

### Base Rent PSF

Annual base lease rate per square foot — competitive for the Fort Bend County submarket.

**\$6**

### NNN PSF

Estimated triple net expenses per square foot annually. Verify with listing broker.

**600A**

### Electrical Service

Three-phase power rated at approximately 600 amps — supporting heavy industrial loads.

**Estimated Total Occupancy Cost:** Approximately \$17.00 PSF annually (\$11.00 base + \$6.00 NNN), or approximately \$9,180/month. All figures are estimates — verify with listing broker prior to execution.

## Contact Information

# Schedule a Tour or Request More Information

This is an exceptional leasing opportunity for businesses seeking a functional, well-equipped industrial facility in one of Greater Houston's most active suburban markets. **Tours are available by appointment.** Contact the listing broker today to discuss availability, terms, and occupancy timelines.

### Property Address

3227 Cottonwood School Rd  
Rosenberg, TX 77471

### Available Space

6,480 SF | Warehouse / Flex  
Immediate Occupancy  
Available

### Lease Rate

\$11.00 PSF + \$6.00 NNN  
Triple Net Lease Structure

### Listing Broker

#### White House Global Properties

Ram King  
Broker Associate

**Phone:** 713-480-5109

**Email:** [ram.king@whitehouseglobalproperties.com](mailto:ram.king@whitehouseglobalproperties.com)

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