

FOR LEASE

32411 TAMINA RD

MAGNOLIA, TX 77354

MOVE-IN READY FLEX SPACE WITH OFFICE & WAREHOUSE FUNCTIONALITY



OFFICE/WAREHOUSE-FLEX

UNIT B | 2,210 SF | Immediate Availability

OFFICE | 480 SF

WAREHOUSE | 1,730 SF

SUITE HIGHLIGHTS

- MOVE-IN READY
- TWO STORY OFFICE LAYOUT
- DRIVE-IN DOOR
- 4 OFFICES
- RESTROOM

LEASE RATE

\$13.00/SF

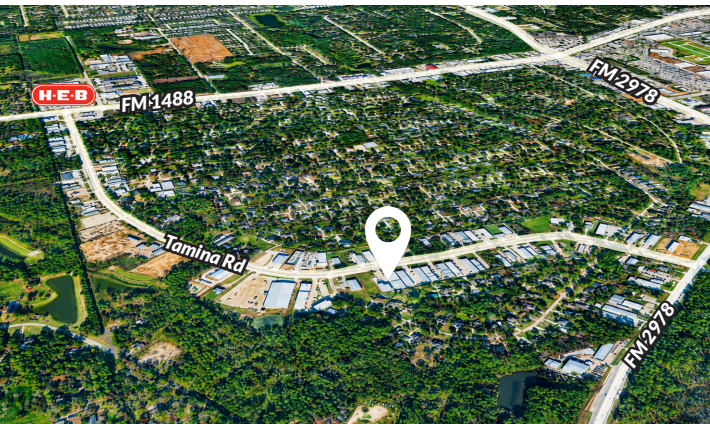
ESTIMATED NNN \$4/SF

PROPERTY HIGHLIGHTS

- Enhanced access via newly improved roadway
- Located in rapidly growing Tamina Rd corridor
- Surrounded by expanding residential communities
- Close proximity to The Woodlands major businesses

STRATEGIC WOODLANDS ACCESS

Located along the rapidly expanding Tamina Road corridor, this property offers convenient access to FM 1488, FM 2978, and The Woodlands. Surrounded by growing residential communities and major employers, the location provides an ideal balance of accessibility, visibility, and workforce connectivity.



NEWCOR

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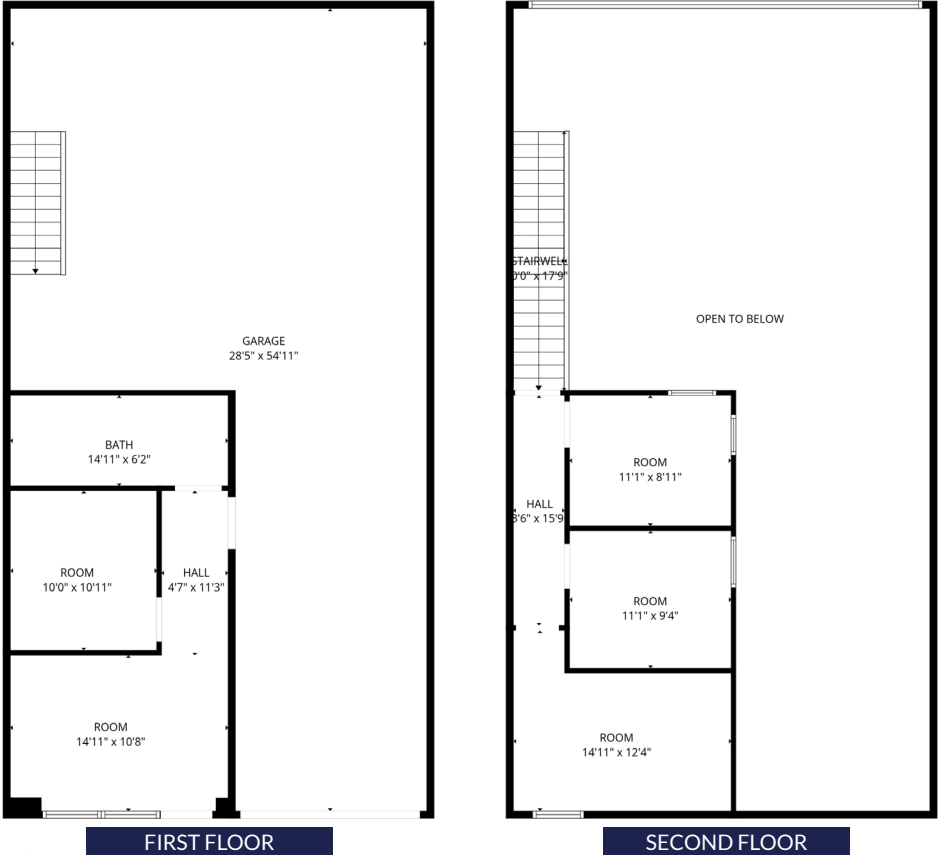
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ADDITIONAL PHOTOS



FLOOR PLAN



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