



$\pm 48,000$  SF on  $\pm 2.97$  AC

Q4 2025 DELIVERY

TIMBER FOREST DR.

**FOR SALE**

18222 Timber Forest Dr.

Humble, TX 77346



**CBRE**



# PROPERTY INFORMATION

**TOTAL:** ±48,000 SF

**LAND:** ±2.97 AC

Underground Detention

To Be Completed Q4 2025

Several Spaces Pre-Leased

## *Building A*

16,000 SF

Divisible down to 2,000 SF

208Y/120 3-Phase

18' - 20' Clear Height

(8) 12' x 14' Overhead Roll-Up Doors

BTS Office

## *Building B*

16,000 SF

Divisible down to 2,000 SF

208Y/120 3-Phase

18' - 20' Clear Height

(8) 12' x 14' Overhead Roll-Up Doors

BTS Office

## *Building C*

16,000 SF

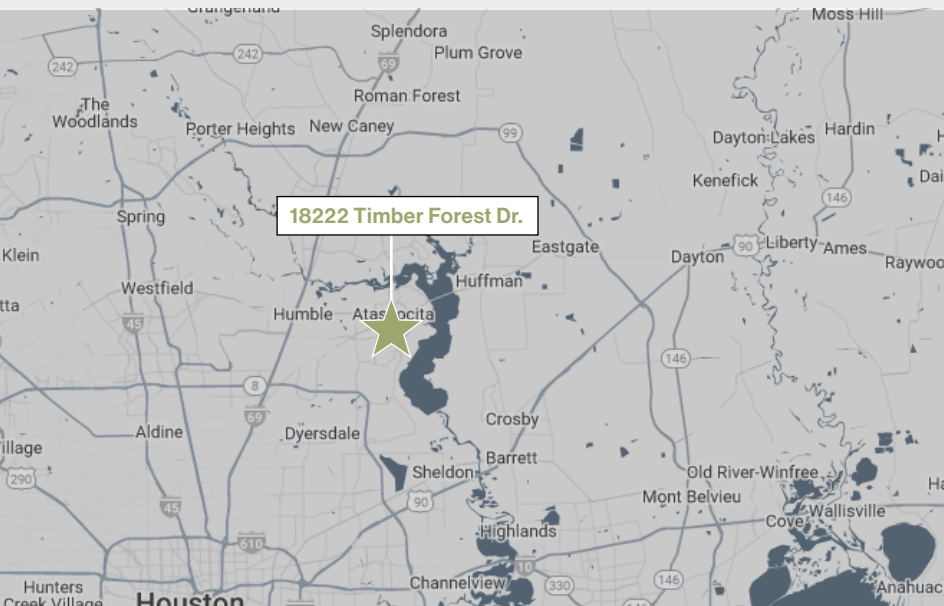
Divisible down to 2,000 SF

208Y/120 3-Phase

18' - 20' Clear Height

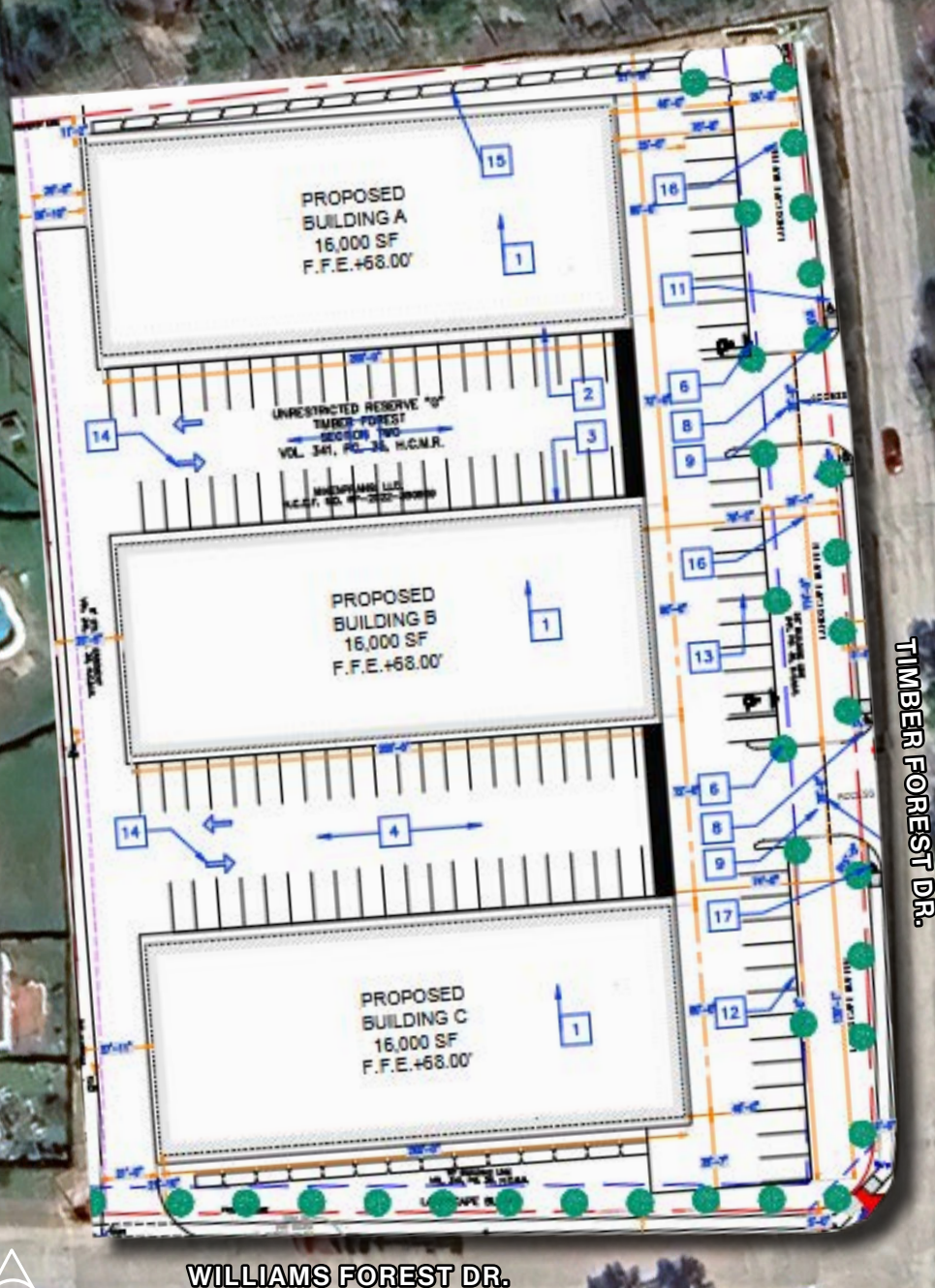
(8) 12' x 14' Overhead Roll-Up Doors

BTS Office

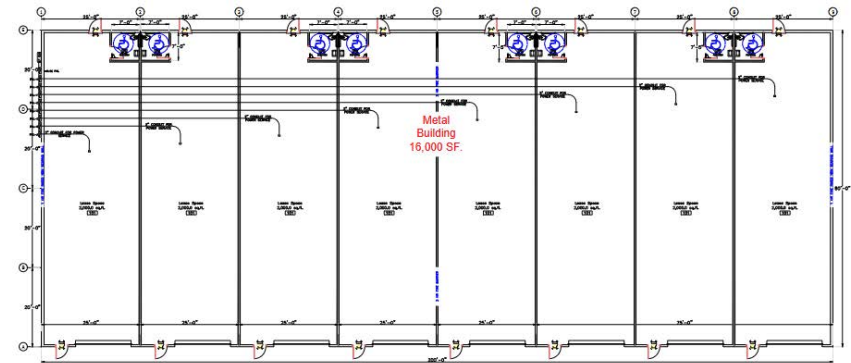




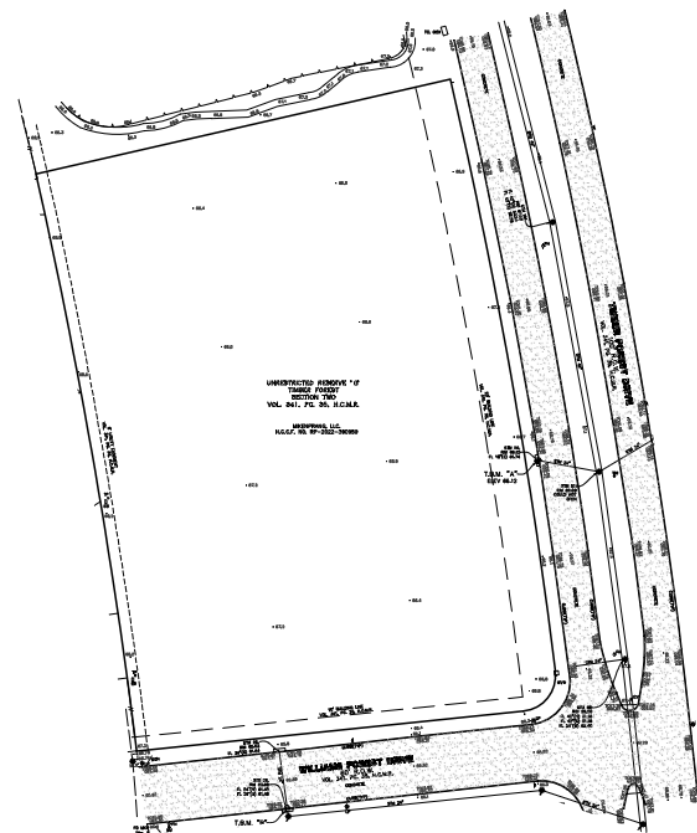
# SITE PLAN



# INTERIOR PLAN



# SURVEY

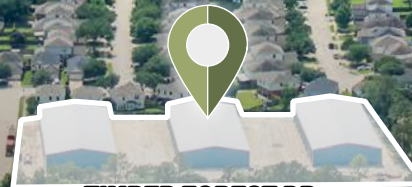




 **GEORGE BUSH  
INTERNATIONAL AIRPORT**

**WILL CLAYTON PKWY.**

**ATASCOCITA RD.**



**TIMBER FOREST DR.**

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