

**2227 Golden Road, UNIT C, Spring TX. 77380**

**This spacious Office/Apartment/ Warehouse space offers a versatile and functional layout, perfectly suited for various business needs. Here are the key features of this 3000 square-foot building:**

**1. Office Space:**

- **Size: Approximately 350 square feet.**
- **Includes a half bath for convenience.**
- **Ample natural light with front window.**
- **Ideal for administrative tasks, meetings, and client interactions.**

**2. Apartment:**

- **Located upstairs, providing privacy and convenience.**
- **Fully equipped kitchen with appliances.**
- **Full bath with all necessary amenities.**
- **Offers a comfortable living space, perfect for an on-site manager or employees needing overnight stays.**

**3. Warehouse:**

- **Size: Approximately 2750 square feet.**
- **Four roll-up doors for easy loading and unloading of goods.**
- **Ceiling height of 16 feet, accommodating taller storage requirements.**
- **Well-lit and properly ventilated to ensure a conducive work environment.**

**Additional Features:**

- **Dedicated parking spaces for employees and visitors.**
- **Secure and well-maintained premises.**
- **Convenient access to major transportation routes.**

**Please note that this listing is subject to availability. For further details or to schedule a viewing, please contact Michael Weingrad @ 281-808-9660 We look forward to assisting you with your business space needs.**