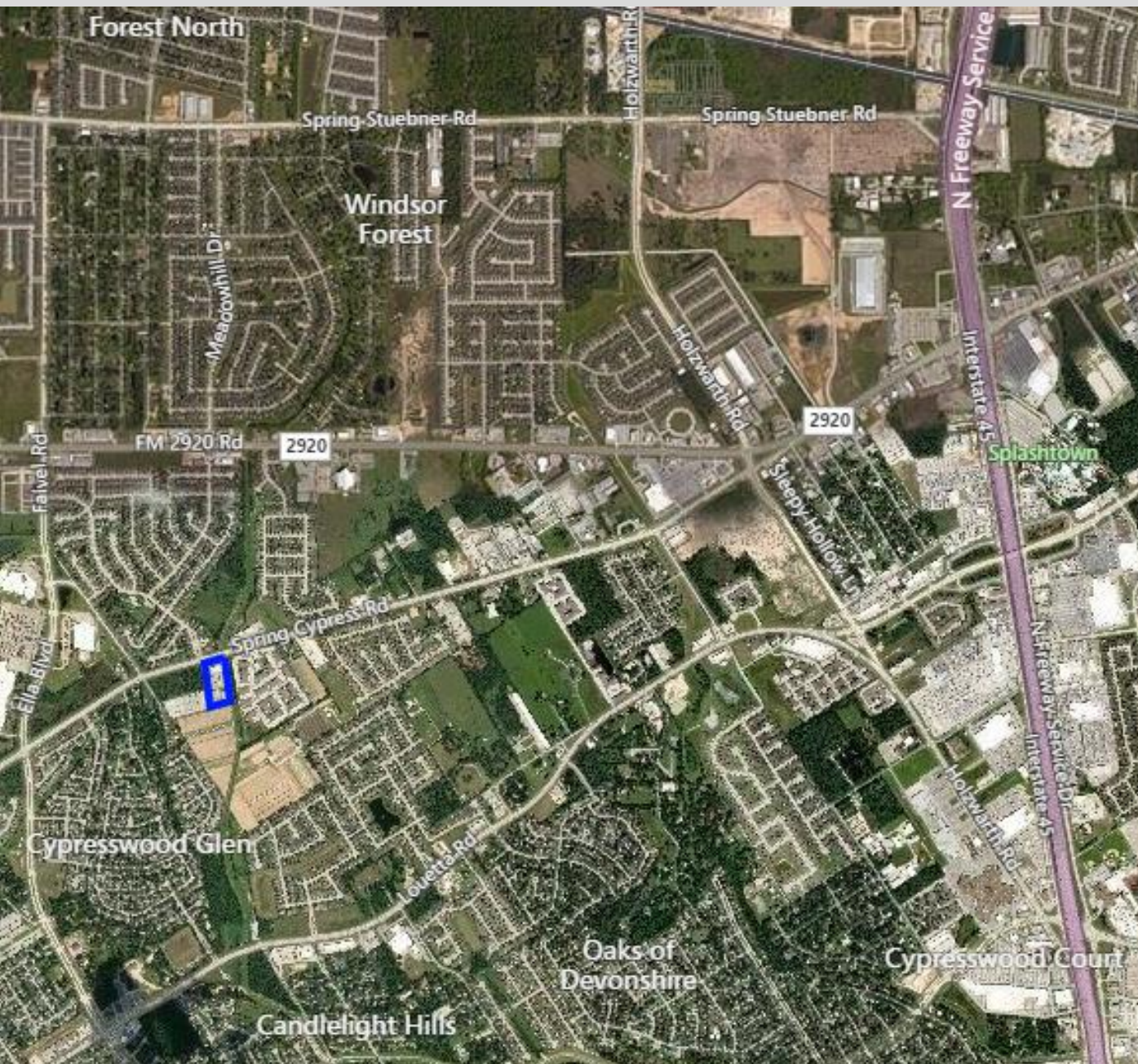


# REBECCA VILLAGE BUSINESS PARK

3315 Spring Cypress rd., Spring, Texas, 77388







## PROPERTY HIGHLIGHTS

- 57,000 SF retail & office/warehouse facility
- \$8.75/SF industrial gross starting rates
- Excellent location: 1 mile east of I-45
- 1750 – 8,000 SF available
- 16' x 12' rollup doors + man door in each suite
- 22' clear height
- 3 PHASE POWER available in most suites
- Clean, well-lit facility. Attentive owner-managers.
- FREE RENT & BROKER INCENTIVES available
- Property highlights:
  - Exterior LED lighting
  - \$89K/yr income, 86,000 people in 3 mi., 24,000 vehicles/day
  - RETAIL: 100% renovated & white-walled
  - WAREHOUSE: \*Brand new 2020 construction\*

### Primary Contact:

Jared Pinto

832.474.5268

[Jared@NewmanKelly.com](mailto:Jared@NewmanKelly.com)





PROPERTY PICTURES





Property facing south. Only 1 mile to I-45.