

# 45,245 SF Crane Served Office Warehouse

**Available  
12/1/2026**

**5510 Spring Stuebner Road • Spring, TX 77389**



**For Lease Only: \$56,500/month, NNN (\$1.25/SF)**

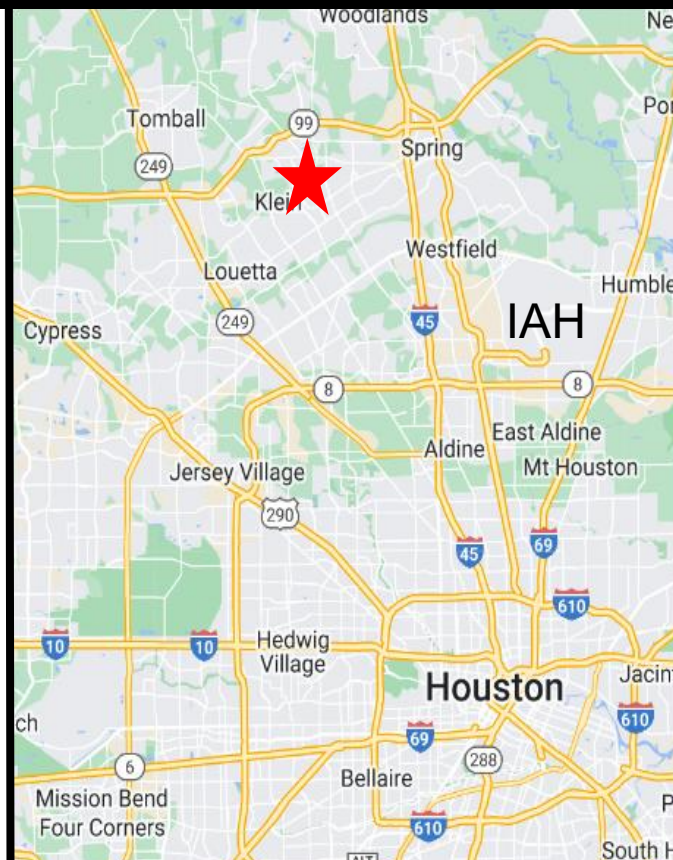
## Location:

- < 1 mile south of 99, just east of Gosling
- About halfway between 45 and 249
- Key Map 373M

## Features:

- 45,245 SF office warehouse on 4.1 acres
- 2,800 SF of office
- (3) 15-ton & (3) 5-ton cranes, 20' hook
- 540' X 65' crane bay with 30' eave height
- Natural gas on site – 2" line at +/- 35 psi
- Warehouse is 100% AC (not sprinklered)
- 1,400 Amps of 480V, 3-Phase power
- Ten grade level doors up to 20'x20'
- New roof in 2022
- Fenced & gated with large storage yard
- Low tax rate of \$.01885
- Outside the 100-year flood plain

**OUTSIDE HOUSTON CITY LIMITS !!!**



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**540' X 65' crane bay  
3 – 15-ton cranes  
3 – 5-ton cranes  
20' hook heights**



**Lots of outside storage**

