

FOR SALE

18,000 SF on 2.5 ACRES

1271

 Rayford Bend, Spring, TX 77386

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Oxford
partners

PROPERTY HIGHLIGHTS

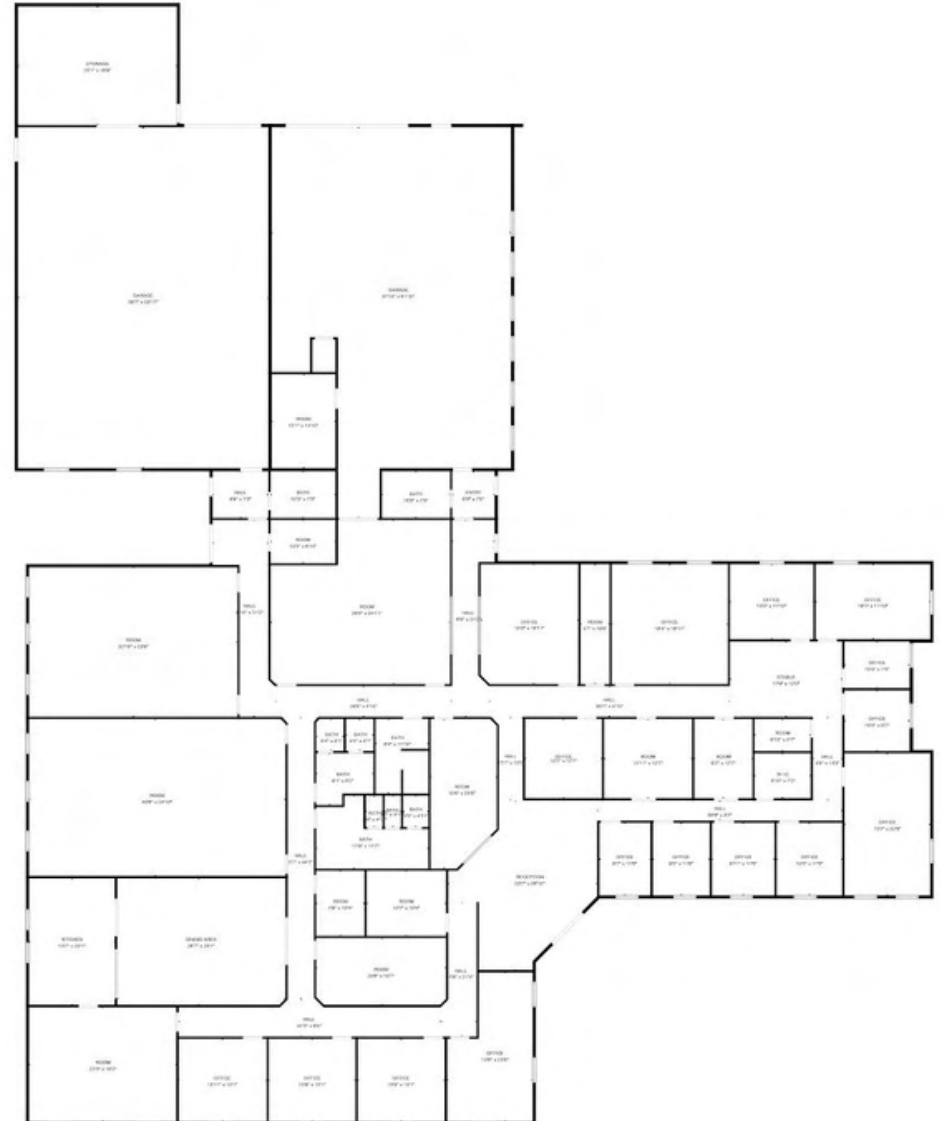
Size	+/-18,000 Sq. Ft. on +/-2.5 Acres
Price	Contact Broker for Pricing
Age of Construction	2013

Highlights

- All HVAC, Conference Rooms, Large Training Room, Large Break Room and Reception Area
- Fenced Lay Down Yard
- HVAC Warehouse, Reception Area, Lab Space, Overflow Containment Unit
- Plenty of Parking
- Easy access to 45 via Rayford Rd, near The Woodlands

Building Amenities

- Emergency Shower and Eyewash
- Outside Irrigation Sprinkler System
- Outside Fencing Around Property and Equipment
- Cameras Around Perimeter of Property
- Perimeter Lighting Around Entire Property
- Smoke Detection Throughout Facility
- Firewalls Between Office Areas and Shop Areas
- Two (2) Laboratory Fume Hoods (in the Shop and in the Eye Wash Room)
- Storage Mezzanine in the Shop Area
- Fiber Cable Capabilities



STERLING RIDGE
INDIAN SPRINGS

LOCATION HIGHLIGHTS



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PHOTOS



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AERIAL

