

FOR LEASE

## Spring Oaks Business Park | 7,400 SF of Industrial Space For Lease

192 -194 Magic Oaks Drive, Spring, TX 77388



### AVAILABLE SPACES

Suites	192-194
SF Available	±7,400 SF
Base Rent	\$0.69
CAM Expense	\$0.30

### BUILDING 1

- ±3,000 SF 50' X 60
- ±1,500 Office Space
- 5 Privates with Reception

### BUILDING 2

- ±1,000 SF with Restroom
- 10' X 10' Overhead Door
- Climate Controlled

### BUILDING 3

- ±3,400 SF Warehouse
- 10' X 12' Overhead Door

### PROPERTY HIGHLIGHTS

- Great for Service Company
- Outside Storage
- Conveniently Located Off Interstate 45 Between Cypresswood and FM 1960
- Can Accommodate Heavy Parking Requirements

Sam Rayburn, SIOR

+1 713 898 3682

sam.rayburn@kbcadvisors.com

Jim Autenreith, SIOR

+1 713 922 0829

jim.autenreith@kbcadvisors.com

KBC Advisors | Houston

1233 West Loop South, Suite 1270

Houston, TX 77027

**KBCADVISORS**









I-45 / EXIT 68  
1.2 MILES

192 - 194 MAGIC OAKS DRIVE

← INGRESS  
EGRESS →



## AVAILABLE SUITES

192-194

±7,400 SF  
Available

11,368 SF  
Building

1.95  
AC

3  
Drive-In Doors

1,500 SF  
Office

OUTSIDE  
Storage Available





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