

FOR SALE

17,600 SF of Industrial Space | Spring Oaks Business Park

154-194 Magic Oaks Drive, Spring, TX 77388



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KBC Advisors | Houston

1233 West Loop South, Suite 1270

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KBCADVISORS

±17,600 SF
BUILDING TOTAL

±2.16 ACRE
LAND

**CONTACT BROKER FOR
PRICING**

BUILDING 1

± 13,100 SF Total	±7,400 SF Available
3 Drive-in Doors	1,500 SF Office
Outside Storage	5 Private Offices

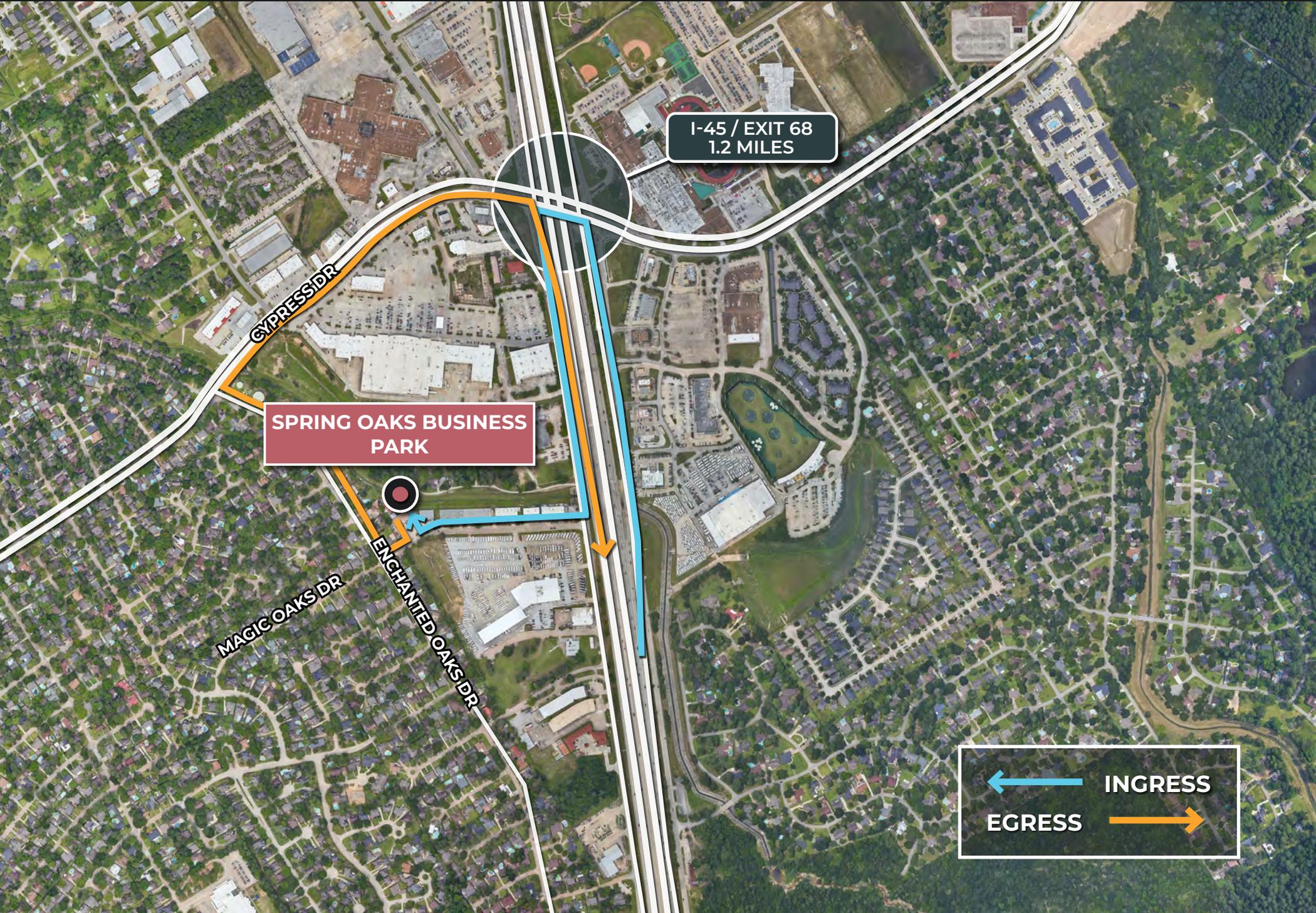
SUITE 162:
\$0.77/PSF NNN
MONTH-TO-MONTH

SUITE 190:
\$0.50/PSF NNN
AVAILABLE 1/31/2026

BUILDING 2

± 4,500 SF Total	±1,125 SF Office
2 10 x 12 Overhead Doors	1-45 Direct Access
Abundant Parking	





I-45 / EXIT 68
1.2 MILES

SPRING OAKS BUSINESS
PARK

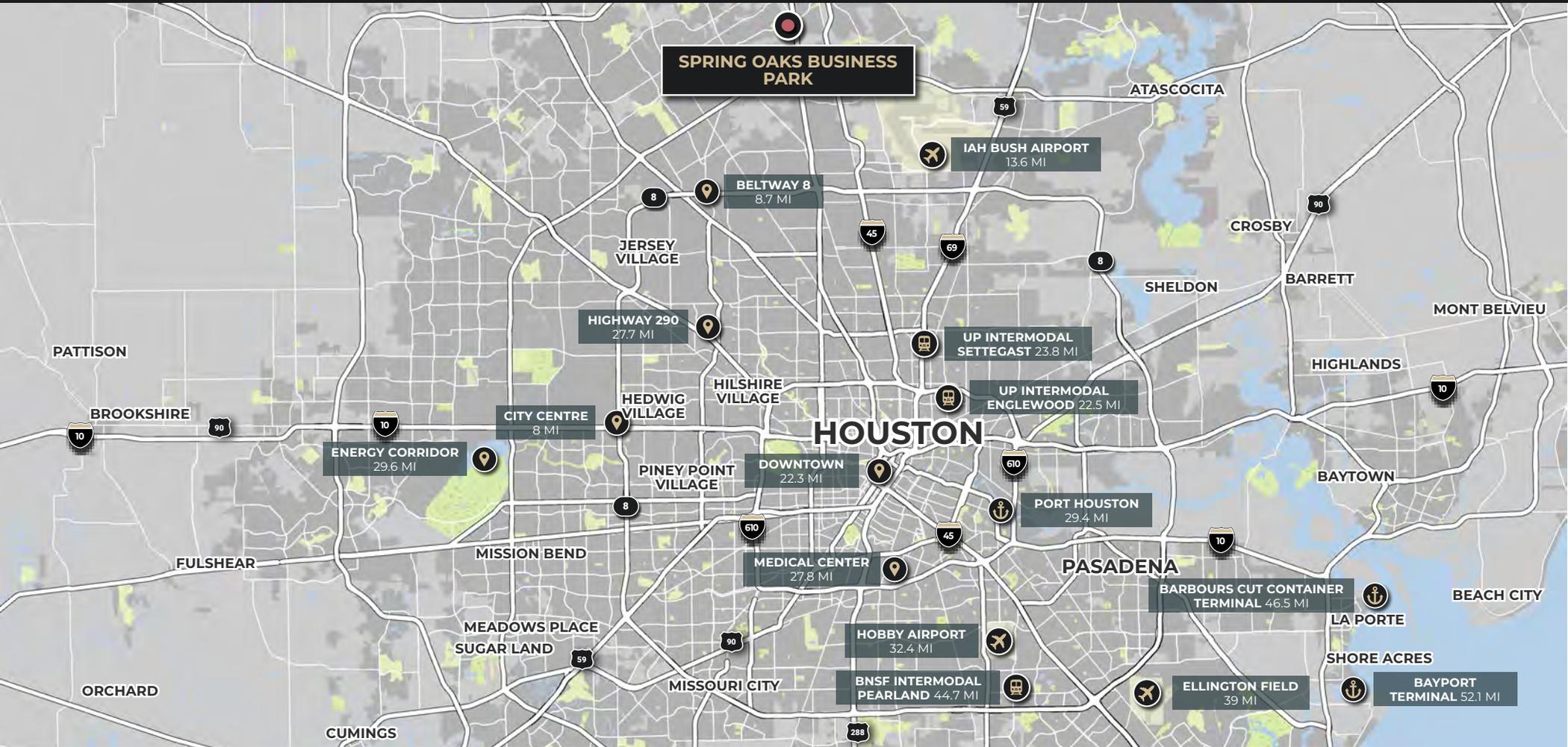
MAGIC OAKS DR

ENCHANTED OAKS DR

← INGRESS
EGRESS →



Premier Regional Connectivity



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