

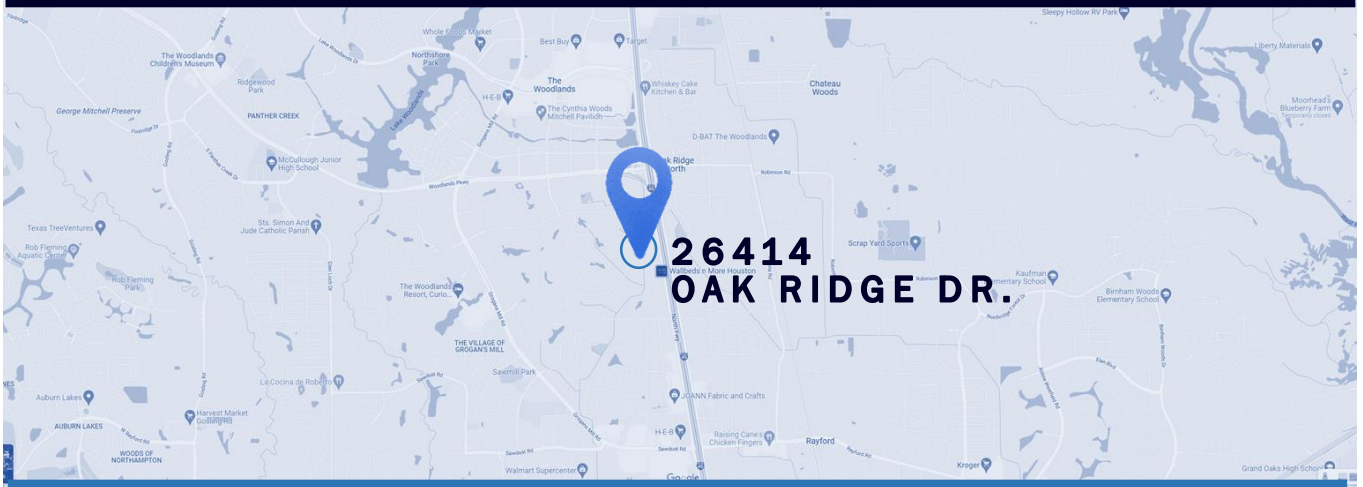


FOR SALE

**±8,148 SF  
2-STORY OFFICE /  
WAREHOUSE  
FACILITY**

The Woodlands / Spring, Texas

- Price: \$1,650,000
- ± 6,148 SF of Office /  
± 2,000 SF Warehouse
- ± 0.51 Acres of Land
- Recently Paved Back Parking Lot
- Recently Renovated Interior
- Centrally Located near Interstate 45 &  
The Woodlands



CONTACT US

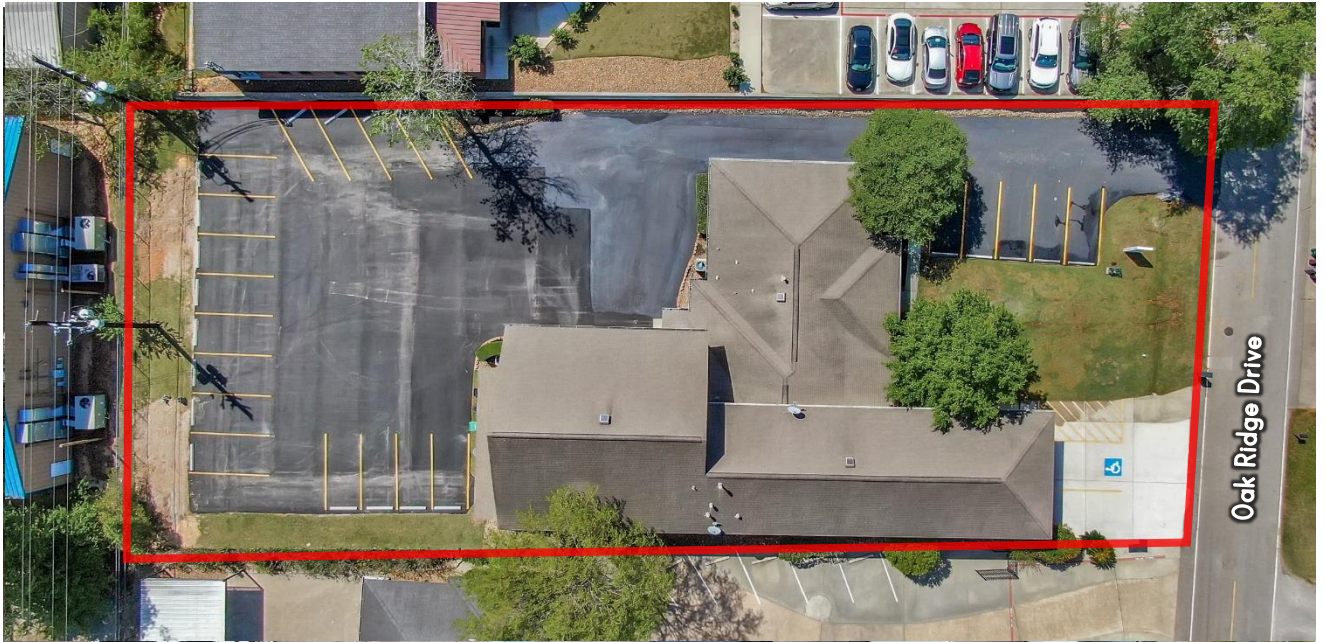
**RYAN DIEKER**  
ryan@newcorcre.com  
281 • 210 • 2484

**NEWCOR COMMERCIAL REAL ESTATE**  
2170 Buckthorne Place, Suite 150  
The Woodlands, TX 77380  
www.newcorcre.com



# FOR SALE: ±8,148 SF OFFICE / WAREHOUSE FACILITY | THE WOODLANDS

## SITE AERIAL



## CONTACT US

**RYAN DIERKER**  
ryan@newcorcre.com  
281 • 210 • 2484

**NEWCOR COMMERCIAL REAL ESTATE**  
2170 Buckthorne Place, Suite 150  
The Woodlands, TX 77380  
www.newcorcre.com



This document has been prepared by Newcor Commercial Real Estate for advertising and general information only. Newcor Commercial Real Estate makes no guarantee, representations or warranties of any kind, express or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Newcor Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Newcor Commercial Real Estate and/or its licensor(s). © 2022. All rights reserved.

PROPERTY PHOTOS – OFFICE INTERIOR



CONTACT US

**RYAN DIERKER**  
ryan@newcorcre.com  
281 • 210 • 2484

**NEWCOR COMMERCIAL REAL ESTATE**  
2170 Buckthorne Place, Suite 150  
The Woodlands, TX 77380  
www.newcorcre.com



PROPERTY PHOTOS – WAREHOUSE INTERIOR



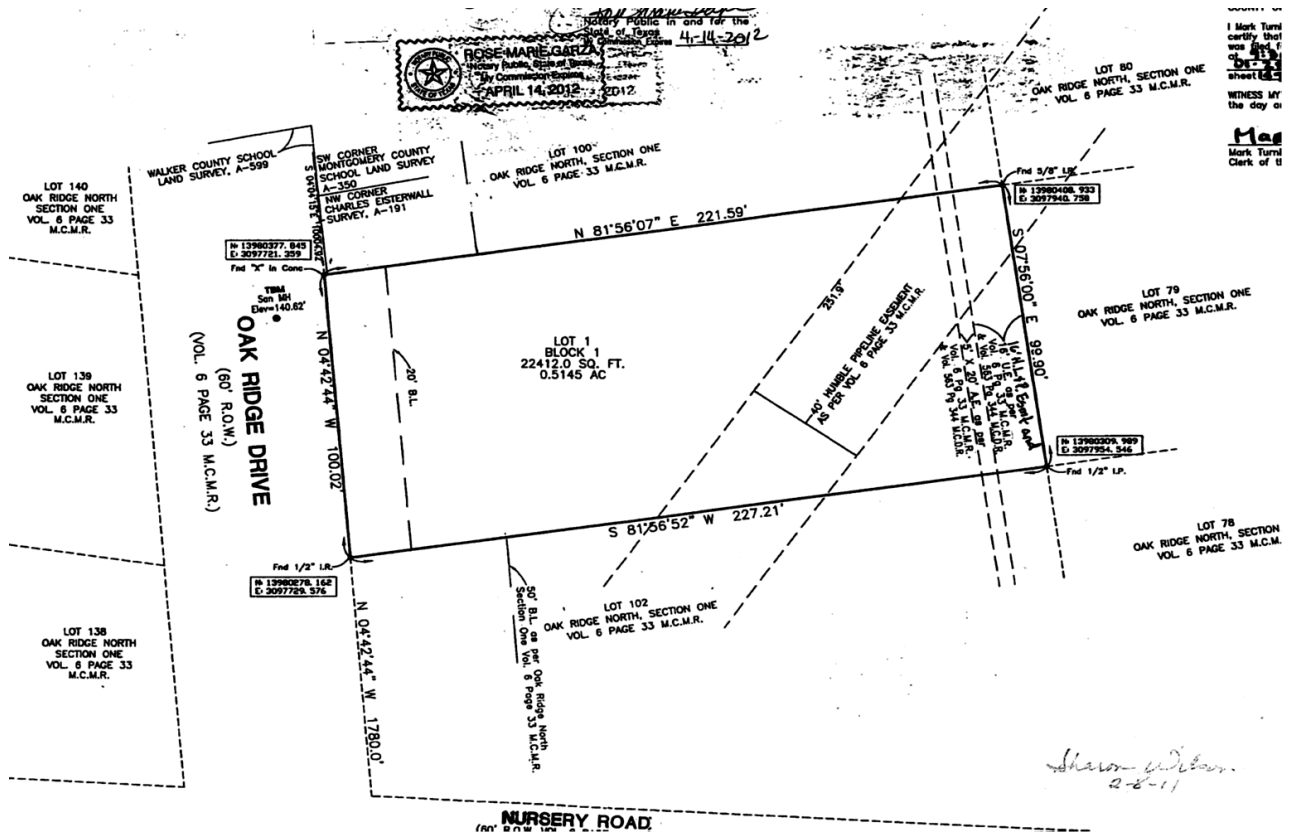
CONTACT US

**RYAN DIERKER**  
ryan@newcorcre.com  
281 • 210 • 2484

**NEWCOR COMMERCIAL REAL ESTATE**  
2170 Buckthorne Place, Suite 150  
The Woodlands, TX 77380  
www.newcorcre.com



SURVEY



CONTACT US

**RYAN DIERKER**  
 ryan@newcorcre.com  
 281•210•2484

**NEWCOR COMMERCIAL REAL ESTATE**  
 2170 Buckthorne Place, Suite 150  
 The Woodlands, TX 77380  
 www.newcorcre.com



This document has been prepared by Newcor Commercial Real Estate for advertising and general information only. Newcor Commercial Real Estate makes no guarantee, representations or warranties of any kind, express or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Newcor Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Newcor Commercial Real Estate and/or is licensor(s). © 2022. All rights reserved.