

TOMBALL BUSINESS & TECHNOLOGY PARK



FOR SALE OR LEASE | OFFICE / WAREHOUSE

±25,000 SF | Single-Tenant | Tomball Market



TOMBALL BUSINESS & TECHNOLOGY PARK

PROPERTY SUMMARY

PROPERTY OVERVIEW:

Located on Spell Road and Hufsmith Kohrville this Office / Warehouse Business Park - Tomball Business & Technology Park - features:

Address: Spell Rd & Hufsmith Kohrville, Tomball, TX

Building Square Footage: ± 24,780 SF

Lease Space: Up to ± 24,780 SF

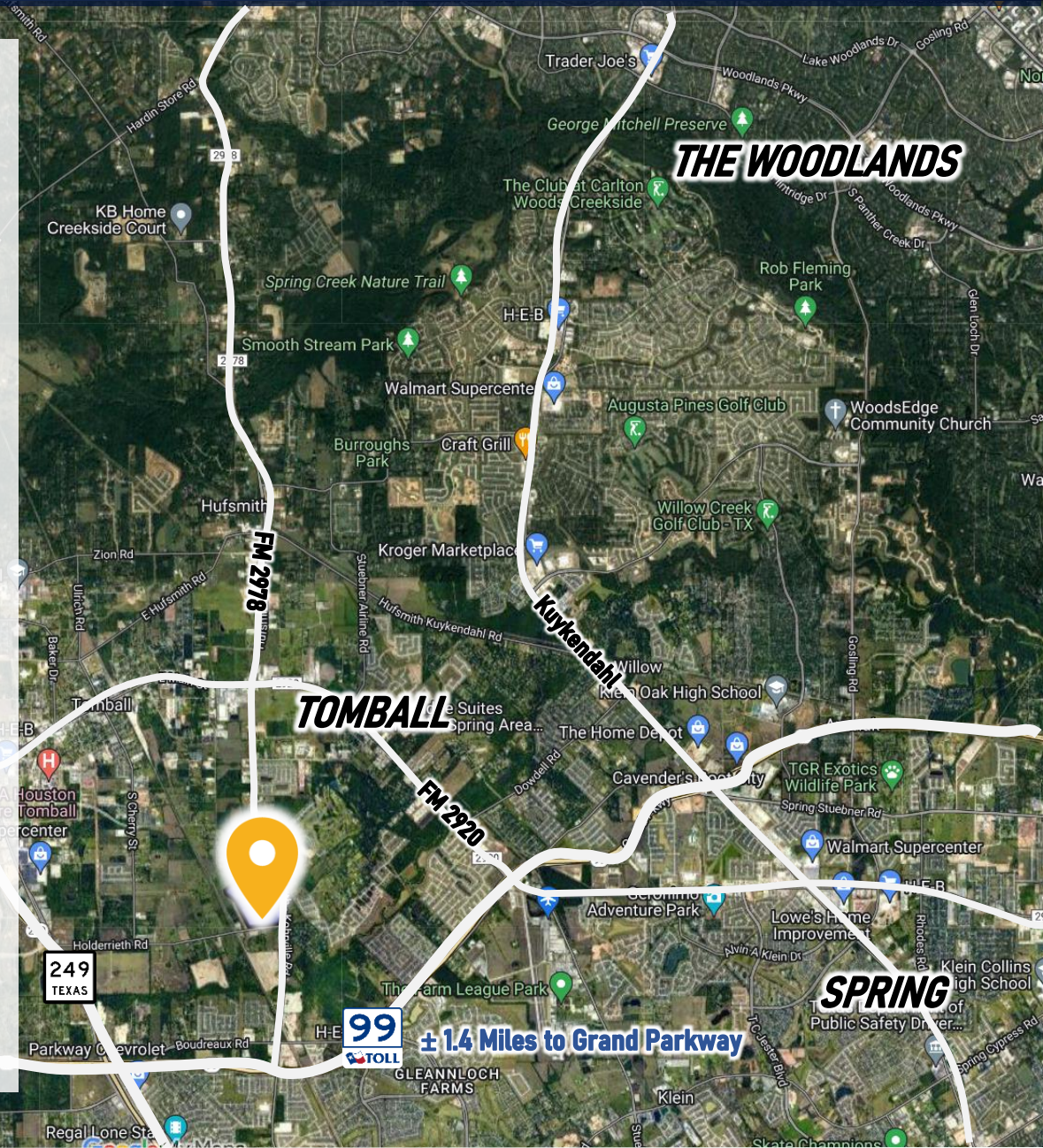
For Sale / Lease Pricing: Contact Broker

Delivery - Q2 2023

Other Features:

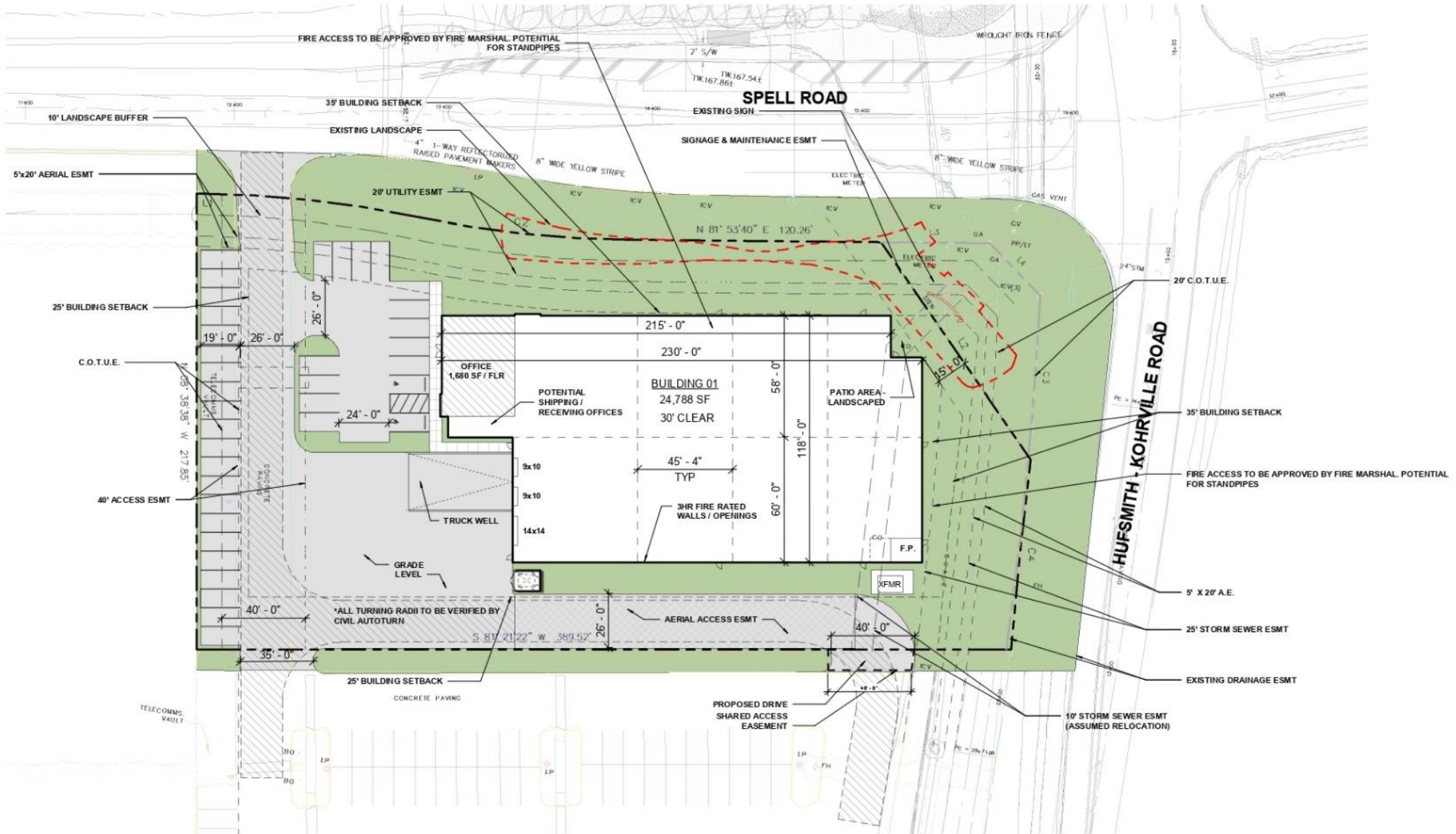
- Deed Restricted Park
- 30ft Clear Height
- Property Features Single-Tenant Building
- Office Space up to ± 3,200 SF (2-Story)
- 18-Wheeler Accessible
- ESFR Sprinklers
- Two (2) Dock High Doors
- Two (2) Grade Level Doors
- 3 Phase Power
- City Utilities
- FM 2978 Widening Underway
- Great for Industrial or Distribution
- Easy Access - The Woodlands Parkway, FM 2920, Grand Parkway (Distance: ± 1.4 Miles), & SH 249

WILL BUILD TO SUIT



TOMBALL BUSINESS & TECHNOLOGY PARK

SITE PLAN



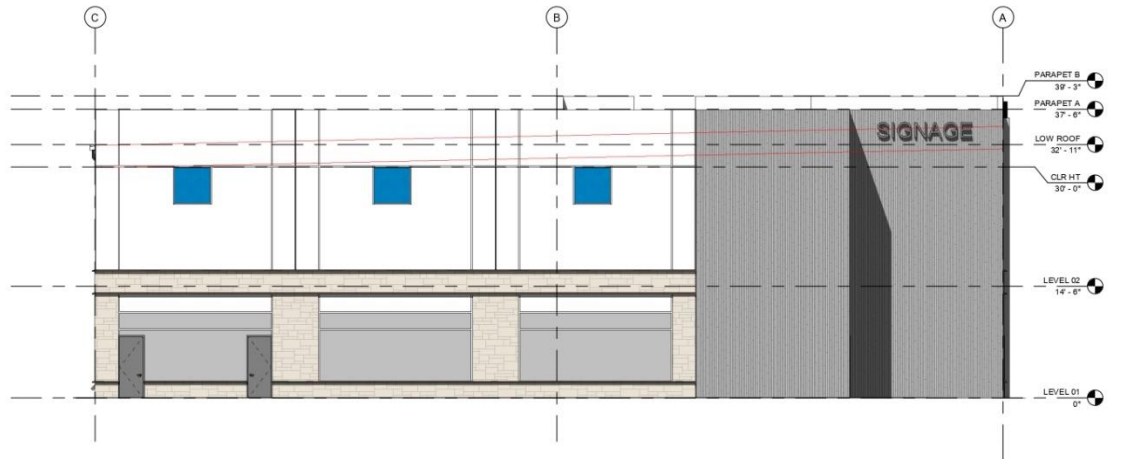
TOMBALL BUSINESS & TECHNOLOGY PARK

BUILDING ELEVATIONS



WEST ELEVATION

SCALE: 1/8" = 1'-0"

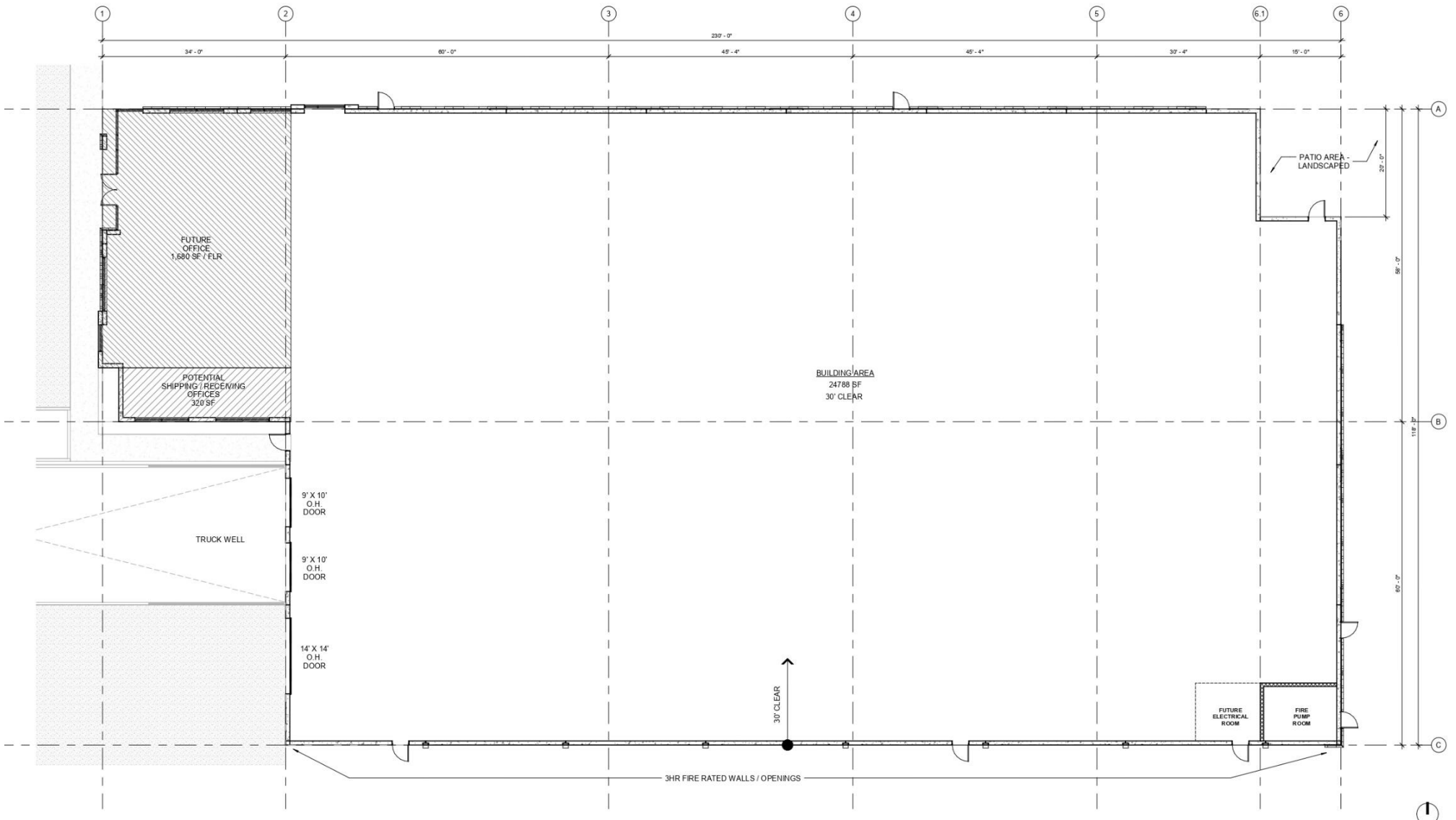


EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOMBALL BUSINESS & TECHNOLOGY PARK

FLOOR PLAN



TOMBALL BUSINESS & TECHNOLOGY PARK

AERIAL MAP





The Tomball Business & Technology Park encompasses 99.5 acres of land located within the City of Tomball at the northwest corner of Hufsmith-Kohrville Road and Holderrieth Road. The Park is a project of the Tomball Economic Development Corporation.



The Park is master planned and deed restricted with a light industrial zoning classification. The Park is fully served with all utilities and provides off-site detention. Its flexible lot sizes and competitive pricing, combined with low property taxes and a skilled local labor force, make the Park an attractive location for new and expanding businesses.

Features

- Master planned & deed restricted
- Convenient access to State Highway 249, FM 2920, and the Grand Parkway
- Flexible lot sizes
- Off-site detention via M118 Channel
- Light industrial zoning
- Fully served with City of Tomball utilities
- Competitive land pricing
- Incentives available

Location

- 2.8 miles from David Wayne Hooks Airport
- 24 miles from Bush Intercontinental Airport
- 42 miles from Port Houston

FOR MORE INFORMATION

TOMBALL BUSINESS & TECHNOLOGY PARK

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