

# WEST WOODLAND BUSINESS PARK



**ONLY ONE BUILDING LEFT!**



**FOR SALE OR LEASE | OFFICE / WAREHOUSE**

6,000 SF | Single-Tenant or Multi-Tenant | Woodlands Market



## PROPERTY OVERVIEW:

Located on West Lane near FM 2978 and Woodlands Parkway, this Office / Warehouse Business Park - West Woodland Business Park - features:

**Address:** West Lane, Magnolia, TX 77354

**Building Square Footage:** ± 6,000 SF

**Lease Space:** ± 2,000 SF Up to ± 6,000 SF

**For Sale or Lease:** Lease Rates: \$1.25/SF to \$1.40/SF  
*Depending on Interior Build Out*

Sales Price: 6,000 SF Building is \$1,000,000.00

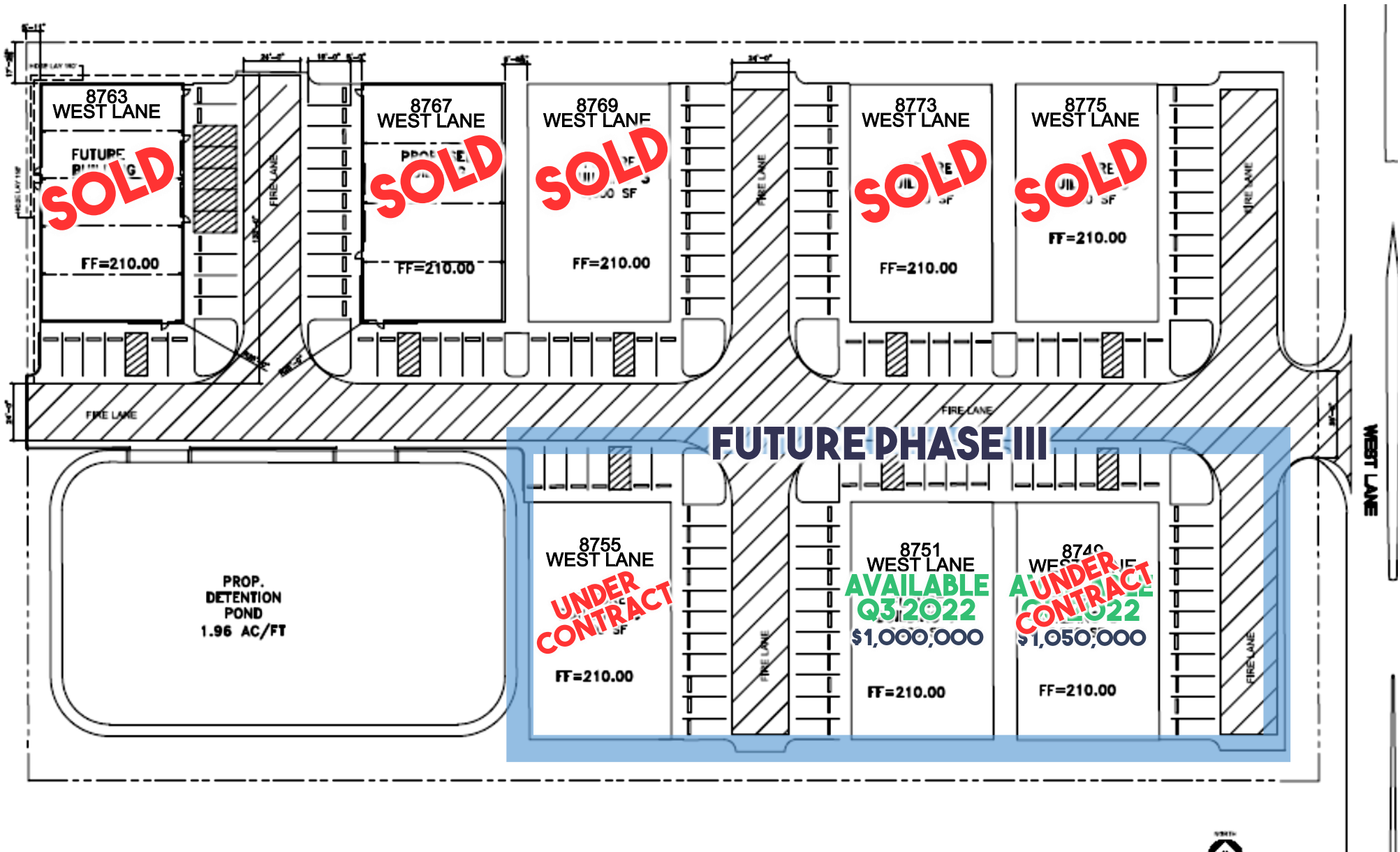
**Delivery - Phase I Complete;**  
**Phase II Complete;**  
**Phase III 3<sup>rd</sup> Quarter 2022**

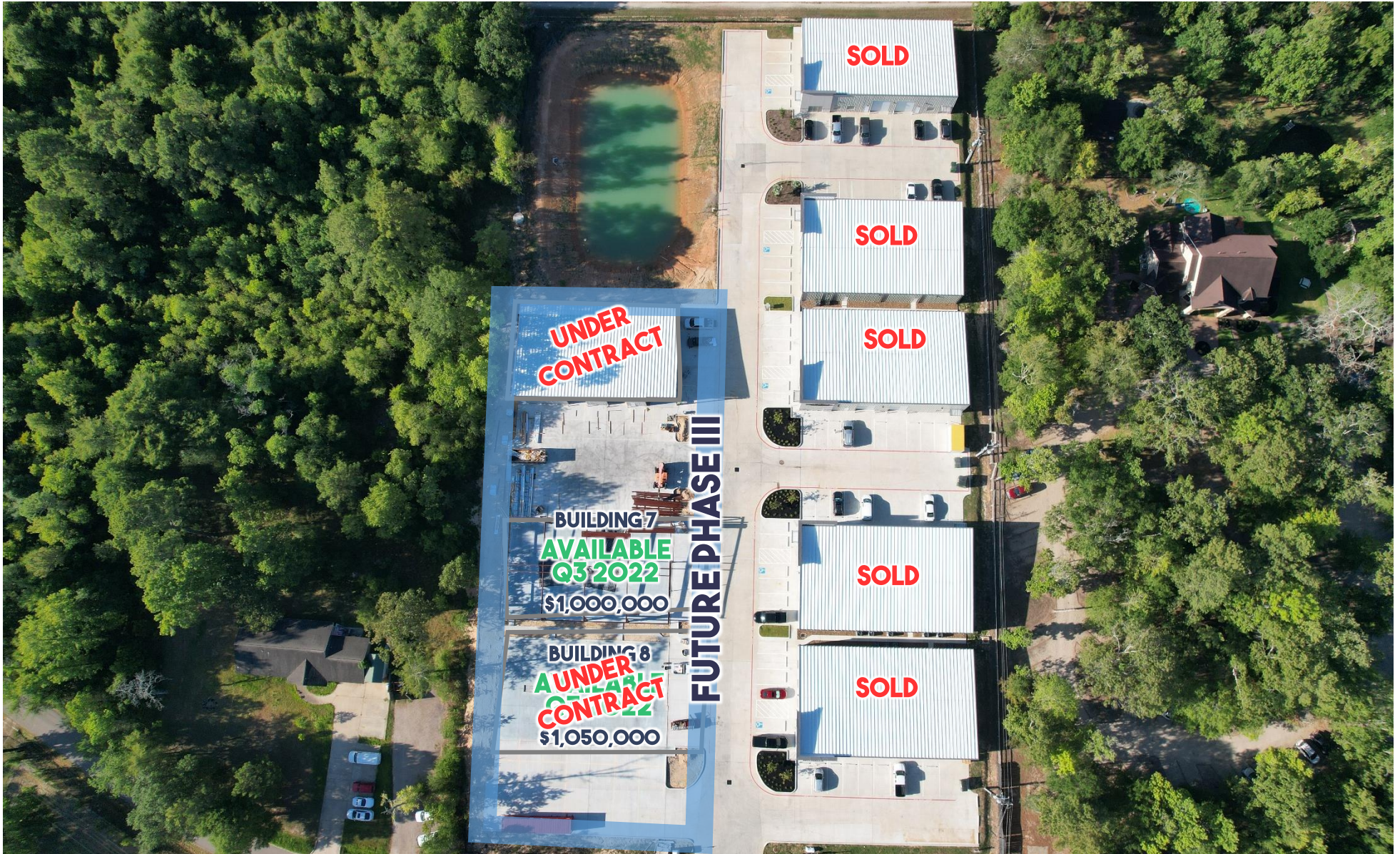
### Other Features:

- Deed Restricted Park
- No Flooding
- Property Features 8 Free Standing Buildings
- FM 2978 Widening Underway
- 18-Wheeler Accessible
- 3 Phase Power
- Full Utilities (No MUD - Low Tax)
- Easy Access - Woodlands Parkway, FM 1488, Grand Parkway, & FM 2978

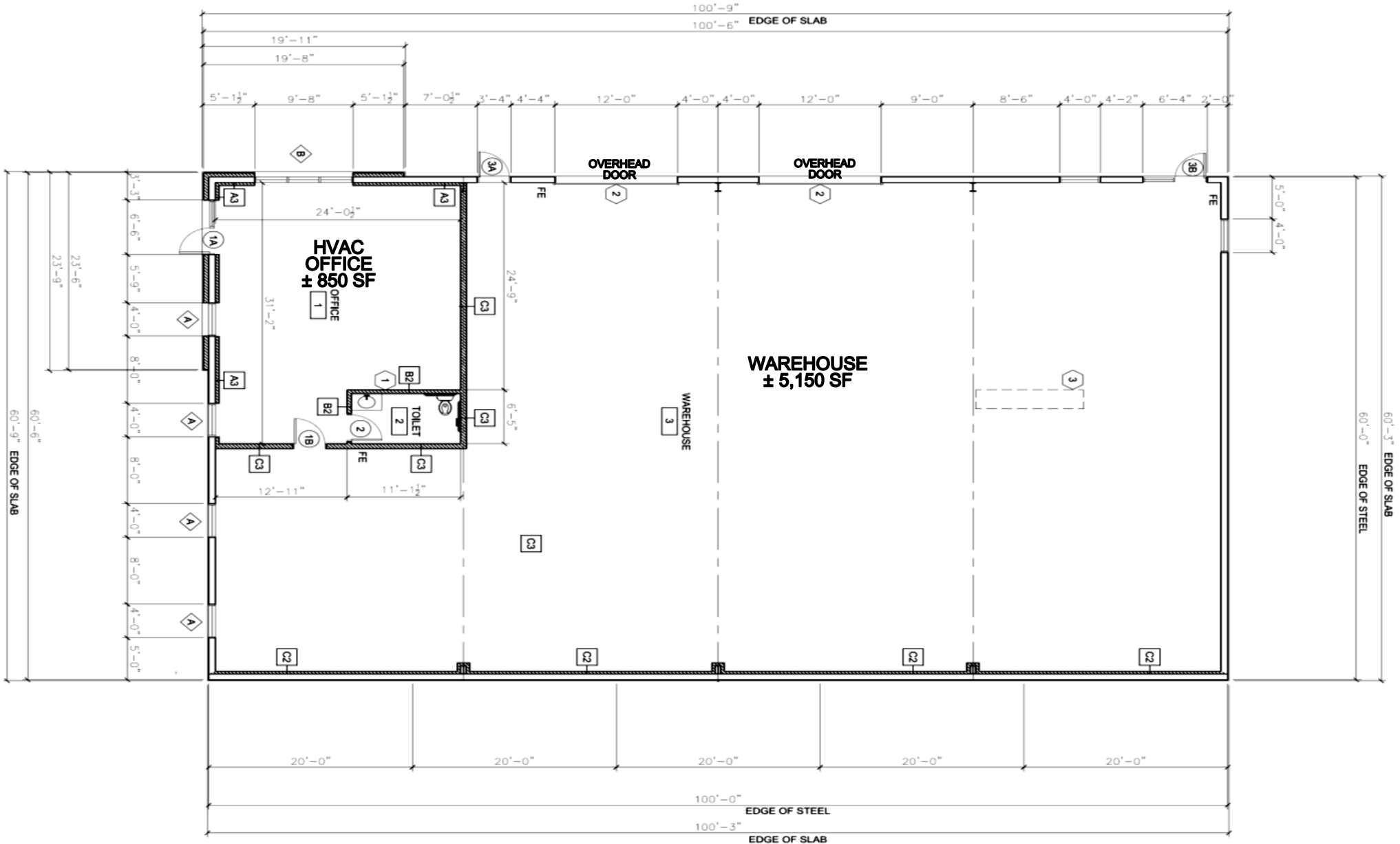
**WILL BUILD TO SUIT**













# FOR MORE INFORMATION



## WEST WOODLAND BUSINESS PARK

ROB BANZHAF  
*Managing Principal*

Office: 281-210-0093

[rob@newcorcre.com](mailto:rob@newcorcre.com)



2170 Buckthorne Place  
Suite 150

The Woodlands, TX 77380

Office: 281-210-3090

Fax: 281-210-2499

[www.newcorcre.com](http://www.newcorcre.com)

© 2022 Newcor Commercial Woodlands, LLC - Newcor Commercial Real Estate is a full-service commercial real estate firm headquartered in The Woodlands, TX. Newcor's success has been achieved by creating and fostering long-term trusted relationships, servicing clients with the utmost diligence and maximizing opportunities.

Newcor has been engaged by the owner of the property to market it for lease & for sale. Information concerning the property described herein has been obtained from sources other than Newcor and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only used for illustrative purposes and may be based on assumptions or due diligence criteria difference from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.