

**FOR LEASE**

# 32415 TAMINA RD

MAGNOLIA, TX 77354

**MOVE-IN READY FLEX SPACE WITH OFFICE & WAREHOUSE FUNCTIONALITY**

## OFFICE/WAREHOUSE-FLEX

UNIT | 6,615 SF | Immediate Availability

OFFICE | 1,876 SF


WAREHOUSE | 4,739 SF

## LEASE RATE

# \$13.00/SF

ESTIMATED NNN \$4/SF

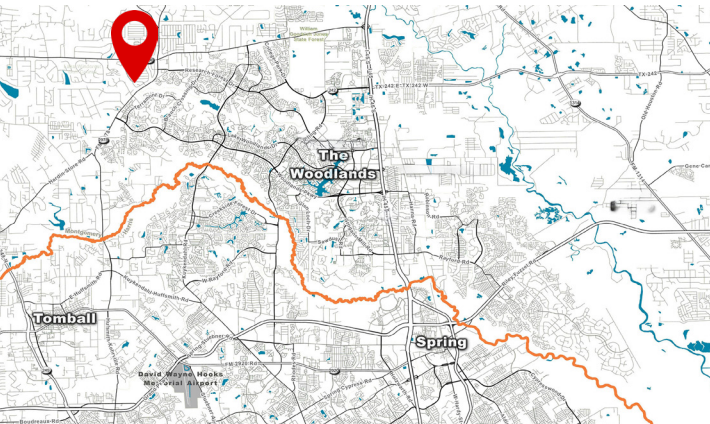
## SUITE HIGHLIGHTS

-  MOVE-IN READY
-  SECOND STORY OFFICE
-  2 DRIVE-IN DOORS
-  2 OFFICES AND 1 LARGE COMMON AREA
-  RESTROOM



## STRATEGIC WOODLANDS ACCESS

Located along the rapidly expanding Tamina Road corridor, this property offers convenient access to FM 1488, FM 2978, and The Woodlands. Surrounded by growing residential communities and major employers, the location provides an ideal balance of accessibility, visibility, and workforce connectivity.



# NEWCOR

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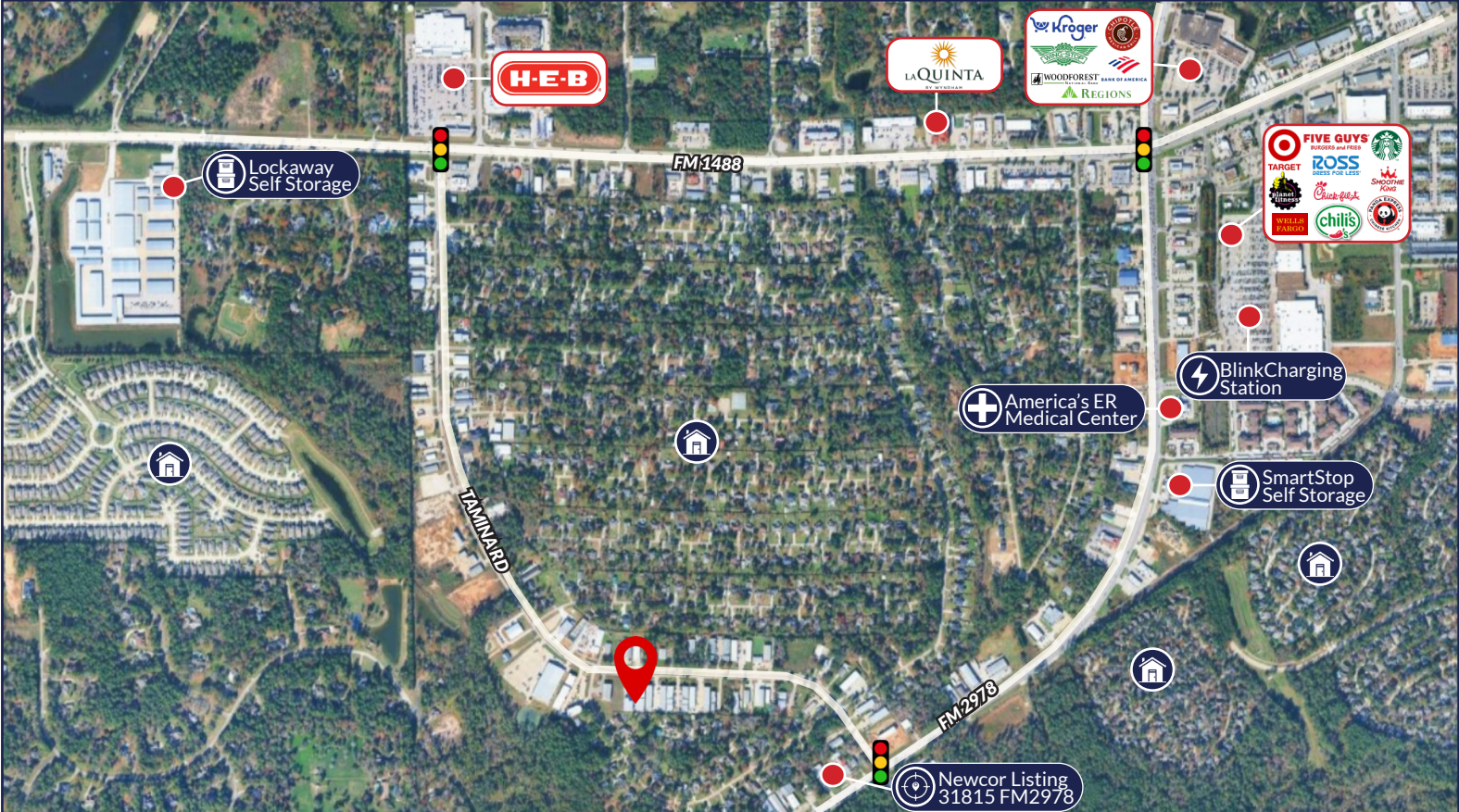
**Newcor**  
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 281.210.3090

# 32411 TAMINA RD

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## SURROUNDINGS



### PROPERTY HIGHLIGHTS

-  Enhanced access via newly improved roadway
-  Located in rapidly growing Tamina Rd corridor
-  Surrounded by expanding residential communities
-  Close proximity to The Woodlands major businesses



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