

FOR LEASE

32411 TAMINA RD

MAGNOLIA, TX 77354

MOVE-IN READY FLEX SPACE WITH OFFICE & WAREHOUSE FUNCTIONALITY



OFFICE/WAREHOUSE-FLEX

UNIT | 2,210 SF | Immediate Availability

OFFICE | 480 SF






WAREHOUSE | 1,730 SF

LEASE RATE

\$13.00/SF

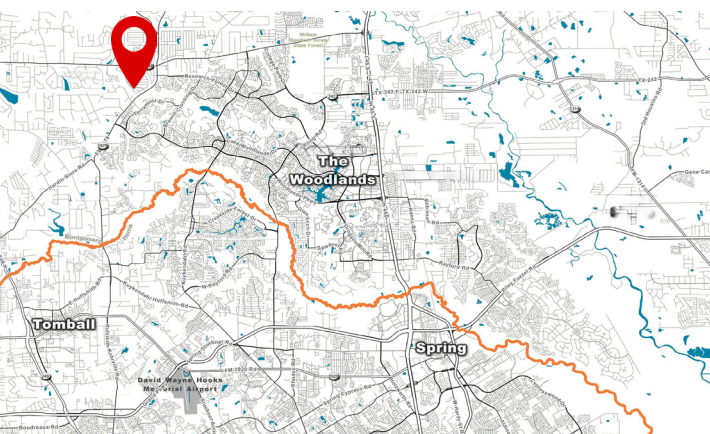
ESTIMATED NNN \$4/SF

SUITE HIGHLIGHTS

-  MOVE-IN READY
-  TWO STORY OFFICE LAYOUT
-  DRIVE-IN DOOR
-  4 OFFICES
-  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

Tanner Marsh
tanner@newcorcre.com
281.210.3338

Ryan Dierker
ryan@newcorcre.com
281.210.2484

Newcor
info@newcorcre.com
281.210.3090

32411 TAMINA RD

FOR LEASE


MAGNOLIA, TX 77354

ADDITIONAL PHOTOS





FLOOR PLAN

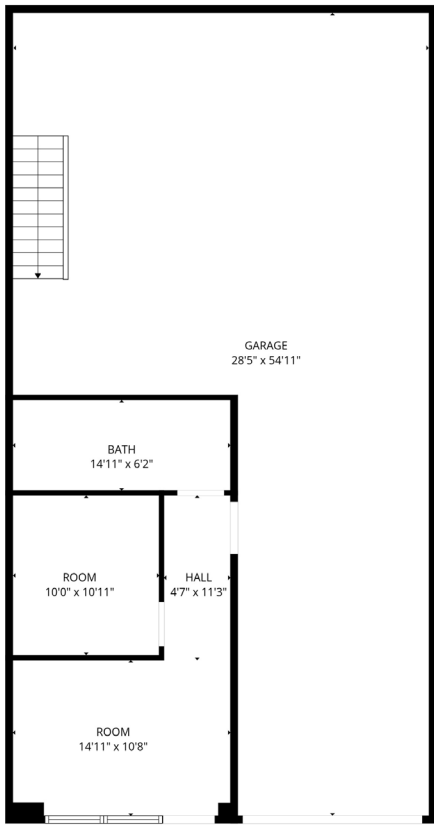
PROPERTY HIGHLIGHTS

 Enhanced access via newly improved roadway

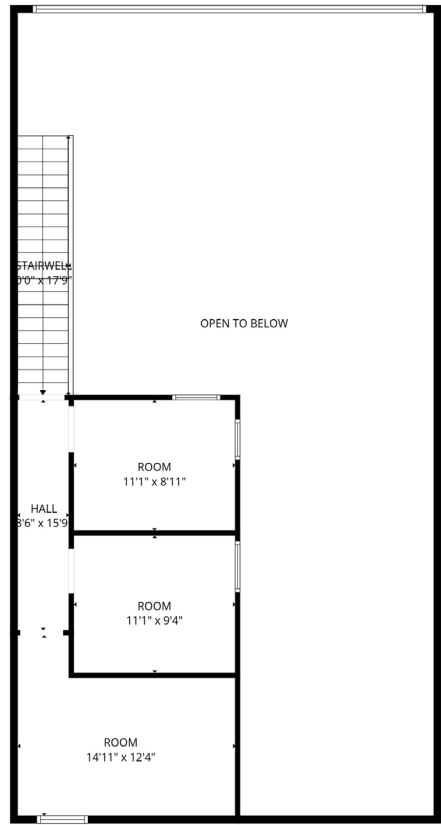
 Located in rapidly growing Tamina Rd corridor

 Surrounded by expanding residential communities

 Close proximity to The Woodlands major businesses



FIRST FLOOR



SECOND FLOOR