

FOR LEASE

8840 FM 2920

SPRING, TX 77379

MODERN OFFICE + INDUSTRIAL FLEX

LEASE RATE
CONTACT BROKER

PROPERTY HIGHLIGHTS

1.62
ACRES

12,000
TOTAL SF

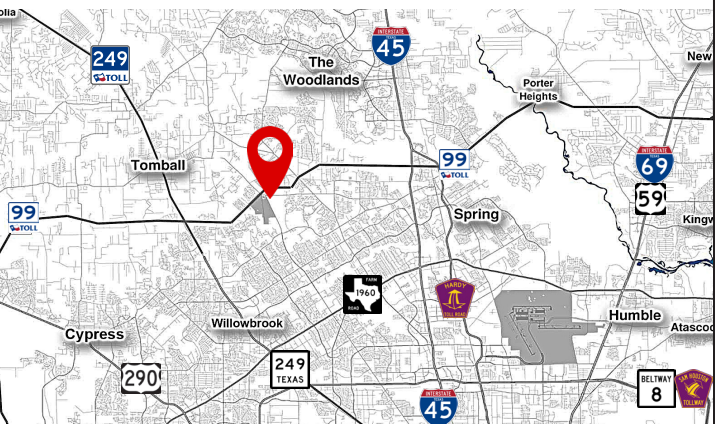
33,142
VPD

FLEX INDUSTRIAL

- 1,000 SF CANOPY
- BUILDING 1 | 6,213 SF
- 2,500 SF OFFICE
- 6 OFFICES
- LOBBY
- OPEN BULLPEN
- BREAKROOM
- 3,713 SF WAREHOUSE
- TWO (2) 18' ROLL UP DOOR
- BUILDING 2 | 4,800 SF
- 10 TON CRANE READY
- 20' HOOK HEIGHT
- 27'-30' EAVE HEIGHT
- THREE (3) 14' X 16' ROLL-UP DOORS

UNBEATABLE ACCESS

Located along FM 2920 in Spring, the property offers strong frontage and visibility with approximately 33,142 vehicles per day. The site serves the Spring/Tomball area and provides convenient connectivity throughout the broader North Houston market.



NEWCOR

David Alexander
david@newcorcre.com
281.210.0095

Josh Cheatam
josh@newcorcre.com
281.210.0097

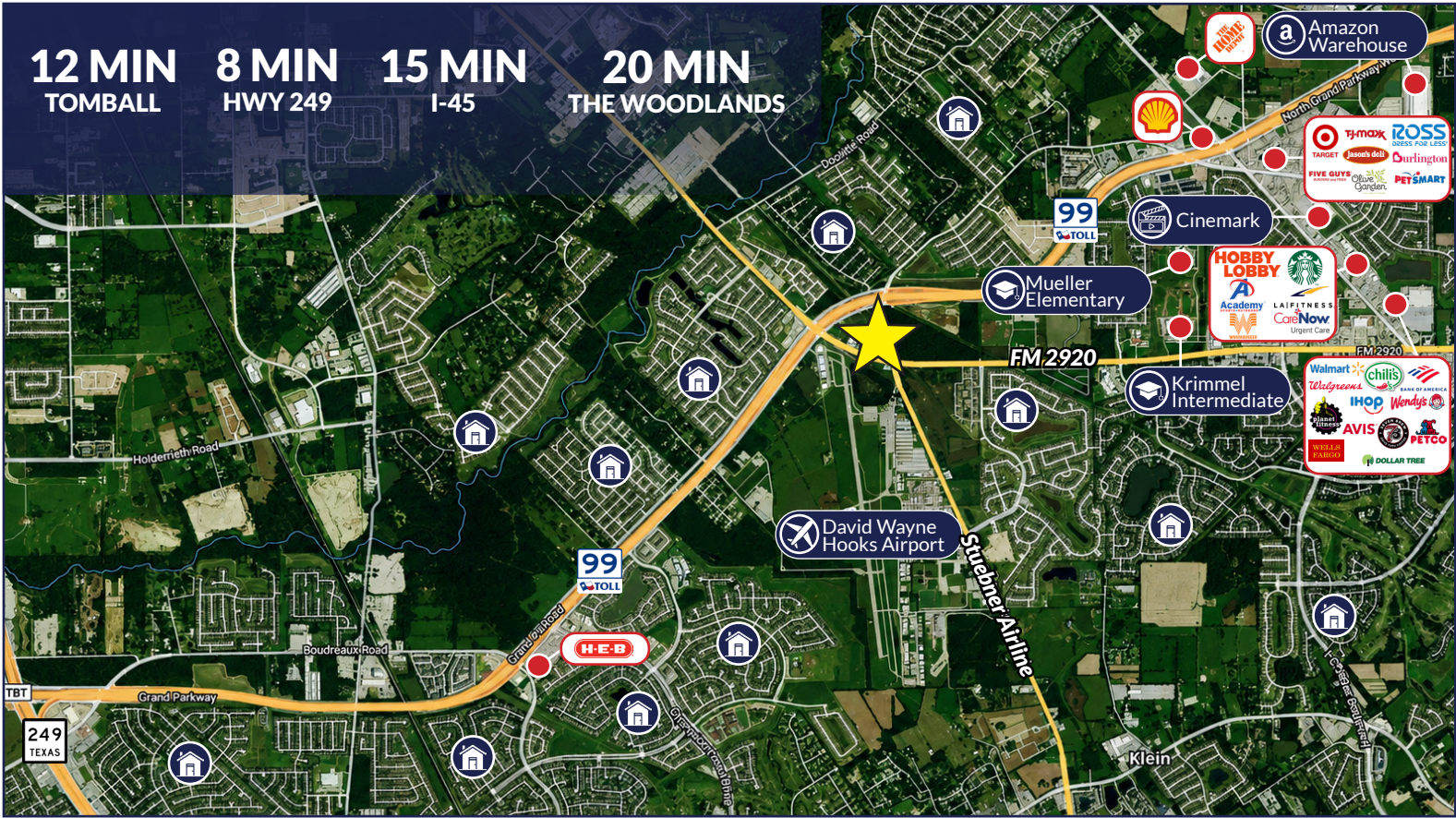
Newcor
info@newcorcre.com
281.210.3090

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SURROUNDINGS



A CLOSER LOOK



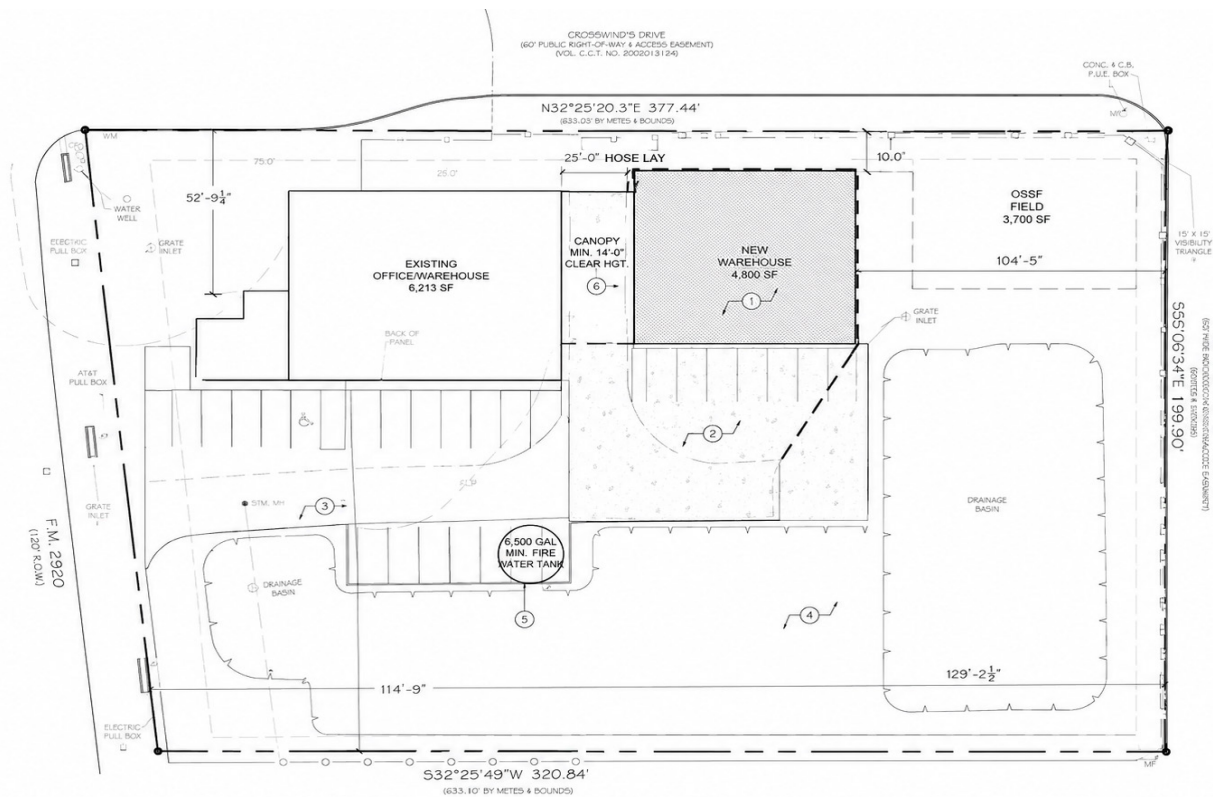
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SITE PLAN



OFFICE LAYOUT

