

MOTIVATED
SELLER!
MAKE AN
OFFER!

FOR SALE

± 21,267 SF
EXECUTIVE OFFICE/
INDUSTRIAL FLEX
SPACE

Houston, Texas

- Price: **REDUCED!** \$3,100,000
~~\$3,499,999~~
- Move-In Ready: Available May 2020
- ± 21,267 SF Industrial/Flex Space on 1.31 Acres
- Security System
- Easy Access to Interstate 45 & 249



3367
N SAM HOUSTON PWKY

CONTACT US

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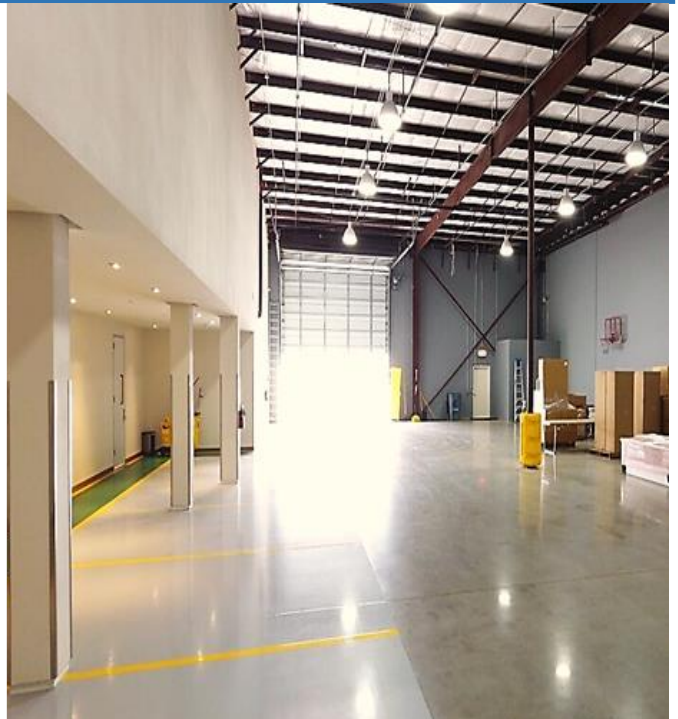
NEWCOR COMMERCIAL REAL ESTATE
10655 Six Pines Drive, Suite 160
The Woodlands, TX 77380
www.newcorcre.com





± 21,267 SF OFFICE/INDUSTRIAL SPACE | HOUSTON, TX

- ± 14,304 SF Class AAA Furnished Office
 - HIGH END BUILD OUT: Multiple Offices, Open Work Space Area with Cubicles, 2 Conference Rooms, Executive Offices, Gym, Reception, Restrooms, 2 Large Kitchen/Break Areas
- 6,963 SF Warehouse
 - 24' Clear Height
 - 1 - 18' Roll Up Door
 - 30 Parking Spaces
 - Elevator
 - Partially Fenced



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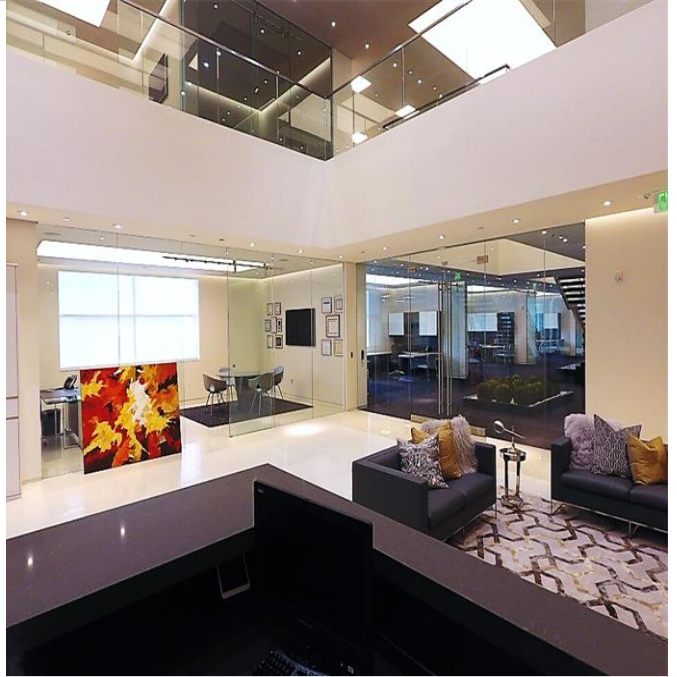
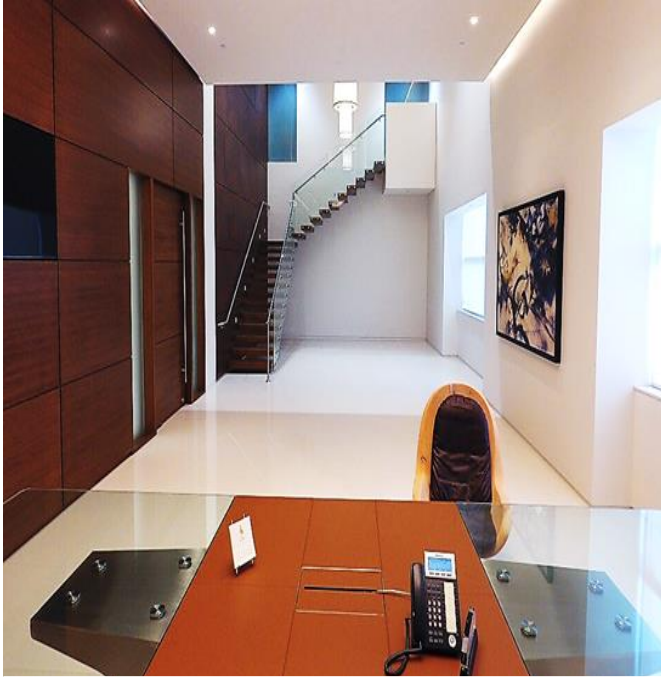
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INTERIOR



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