

FOR SALE PREMIUM INDUSTRIAL FACILITY



20235 Rhodes Rd.
Spring, TX 77388

FOR SALE

Premium Industrial Facility

FEATURES

- 2.439 Acres
- Total SF 27,448
- Main Building 19,200 SF
 - Office footprint 3,840 SF - 2 Stories
7,680 Total SF
 - Reception area
 - 8 private offices
 - 1 executive office
 - 1 large Conference Room
 - Large Bull Pen
 - 4 restrooms
 - 15,360 SF Warehouse
 - 20ft Clear
 - 6 – 12' X 15' Grad doors
 - 7.5 Ton Overhead Crane – 16' hook heights
 - Restroom/break area

SELLING PRICE

4.9 Million

- Outbuildings & Specialty Improvements
 - Welding Shop 3,090 SF
 - Paint Booth One – 820 SF
 - Paint Booth Two – 576 SF
 - Storage Building – 576
 - Curing Oven – 200 SF
 - Large Storage - 2,400 SF
- Unrestricted
- Bridgestone MUD

LOCATION

Conveniently located on the corner of Kuykendahl and Rhodes Road, just 2.5 miles south of the Grand Parkway and only 1.3 miles South of 2920

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Contact Greg Usher at 832.403.2868 | gusher@cypressbrook.com | cypressbrook.com

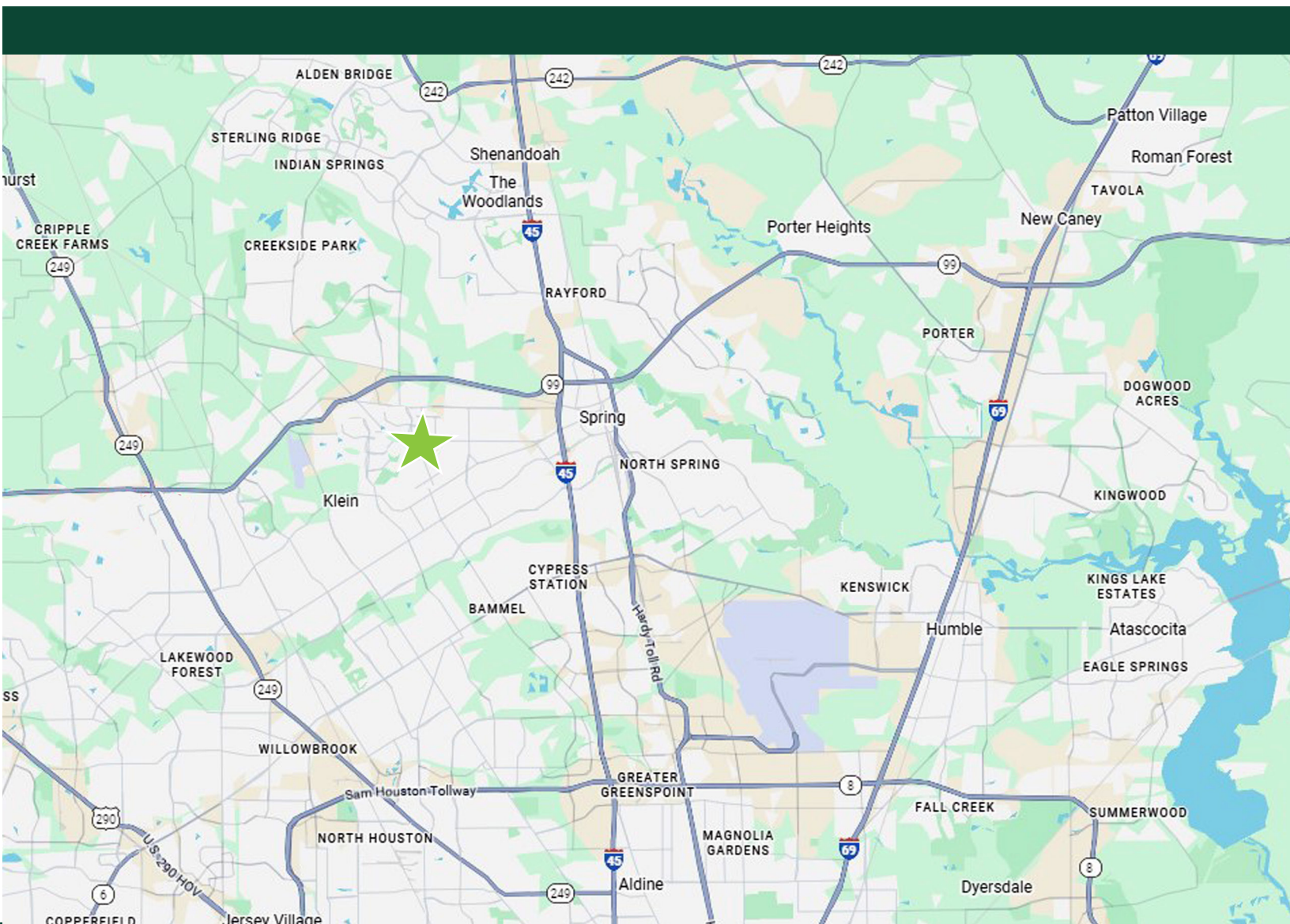
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Offered at **\$4.9 million**, this **27,448 SF**, **unrestricted industrial property** sits on **2.439 acres** at the hard corner of **Kuykendahl Rd. and Rhodes Rd.**, just **2.5 miles south of the Grand Parkway** and **1.3 miles south of FM 2920**.

The property features a **high-quality office build-out**, **20' clear warehouse**, **multiple grade-level doors**, and a **7.5-ton overhead crane**, along with extensive **specialty out-buildings** including a welding shop, paint booths, curing oven, and additional storage structures.

Located in **Bridgestone MUD**, this facility is ideally suited for **manufacturing, fabrication, service, or owner-user operations**, offering excellent access, functionality, and expansion flexibility in a strong North Houston submarket.



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