

FOR LEASE

25533 RICHARDS RD

SPRING, TX 77386

MODERN INDUSTRIAL SPACE WITH PROFESSIONAL OFFICE FINISHES



INDUSTRIAL FLEX

UNIT 2 | 7,200 SF | AVAILABLE 7/1/26

OFFICE | 2,361 SF

WAREHOUSE | 4,838 SF

UNIT HIGHLIGHTS

- 14' DRIVE-IN DOOR
- SHOWROOM
- 2 OFFICES
- CONFERENCE ROOM
- 2 RESTROOMS
- FRONTAGE ON RICHARDS RD

LEASE RATE

\$1.05/SF (\$12.30/SF)

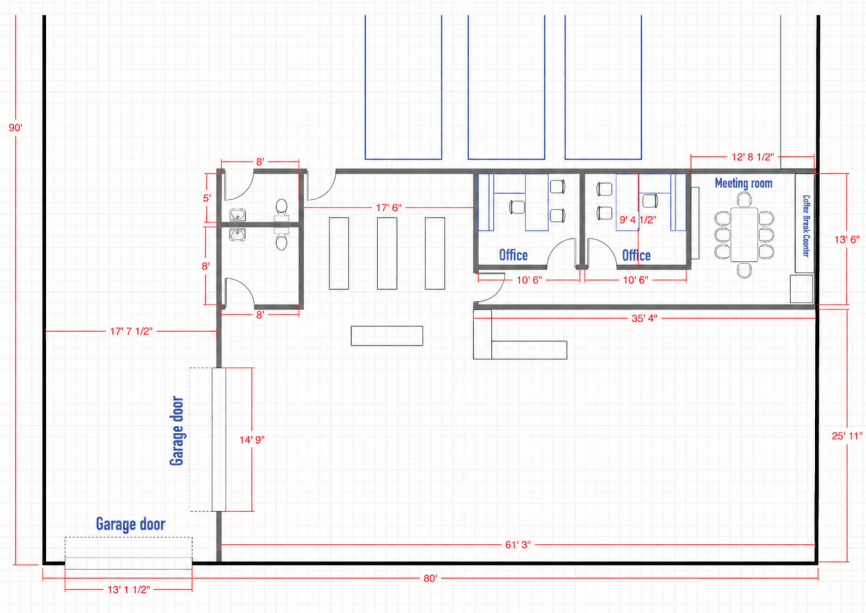
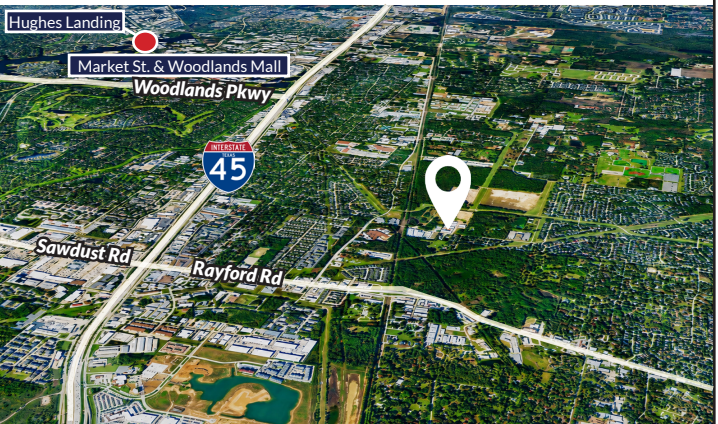
ESTIMATED NNN \$0.28/SF (\$3.36/SF)

PROPERTY HIGHLIGHTS

- Located in Richards Rd. Business Park
- Fenced and Gated
- Fiber Connectivity
- Utilities provided by MUD

PROFESSIONAL IMAGE. INDUSTRIAL PERFORMANCE.

Elevate your business with a clean, modern flex space featuring expansive storefront glass, premium office finishes, dedicated showroom space, and a functional warehouse served by a 14' drive-in door. Built to support both operations and customer experience.



PLANNED LAYOUT

NEWCOR

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