

FOREST WEST BUSINESS PARK

33118 FOREST WEST ST, MAGNOLIA, TX 77354

Coming Soon!



For Lease

6,000-12,000 sq ft - 7 buildings

Divisible to 1,500-4,500 sq ft

Phase 1 - est completion Q3 2026

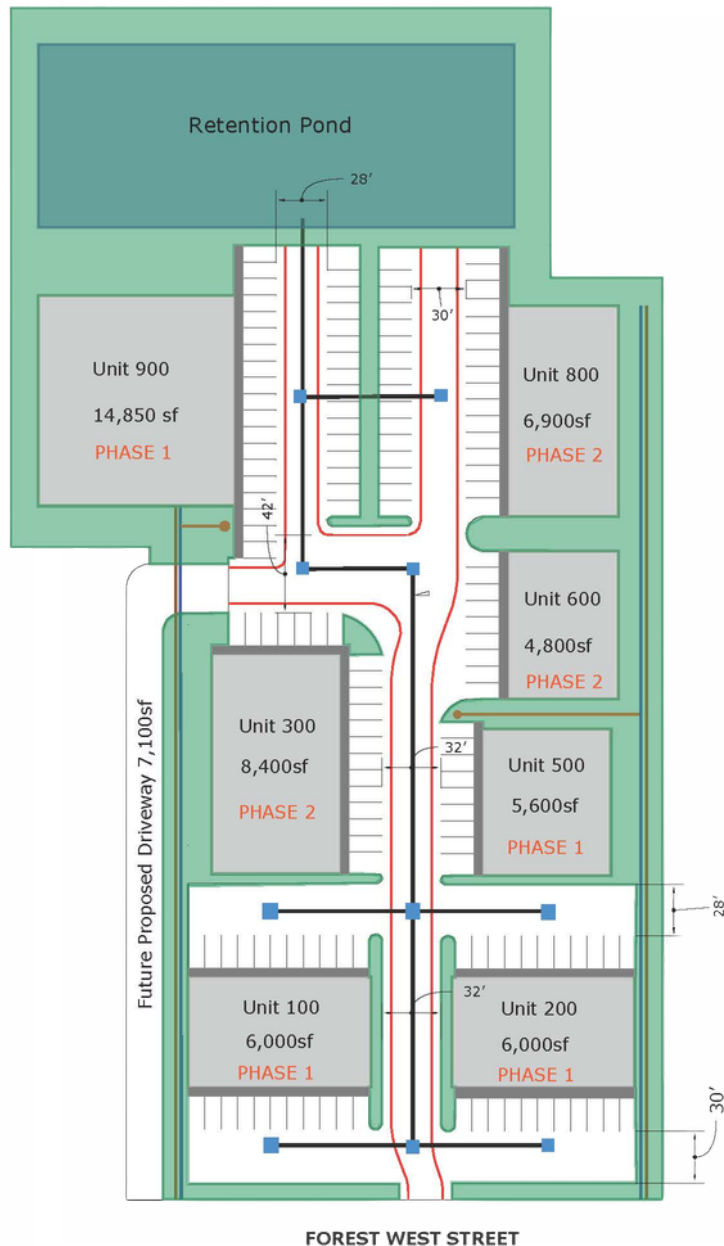


IGNITE
REAL ESTATE GROUP

Shelly Burke | 832-795-7433
burkerealtyllc@gmail.com

FOREST WEST BUSINESS PARK

33118 FOREST WEST ST, MAGNOLIA, TX 77354



- Flex Space - Office, warehouse, restaurant, retail, medical, etc.
- Partial buildout, including plumbing, electrical, insulation, roll-up door, plus an additional \$10 per sq ft buildout credit for all buildings
- Option to add a second level and increase square footage
- Lease rates range from \$16-\$22 per sq ft
- NNN estimated at \$5.50 per sq ft



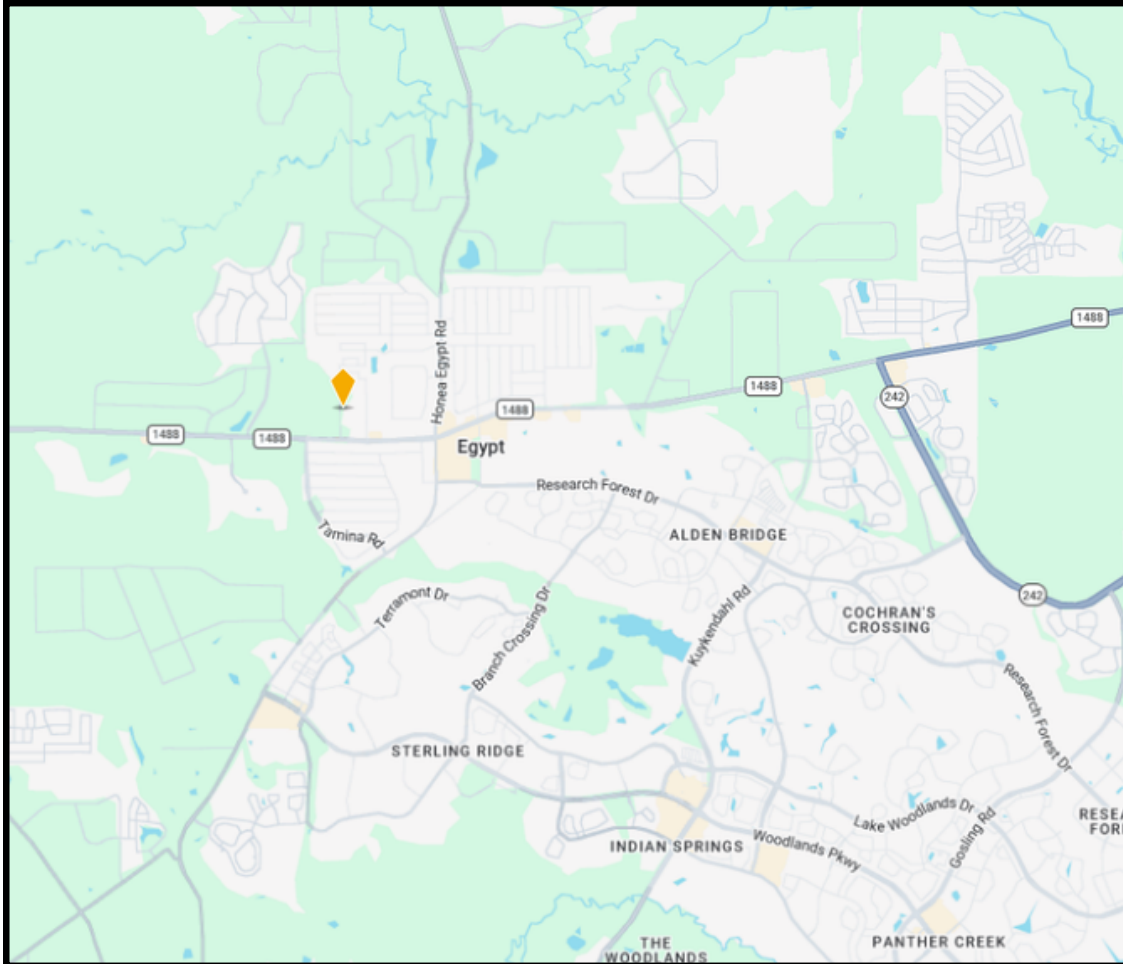
Shelly Burke | 832-795-7433 | burkerealtyllc@gmail.com



IGNITE
REAL ESTATE GROUP

FOREST WEST BUSINESS PARK

33118 FOREST WEST ST, MAGNOLIA, TX 77354



- Located conveniently less than a ¼ mile from FM 1488 near FM 2978.
- New traffic light installed at the intersection of Forest West and FM 1488
- 5 minutes from The Woodlands and Woodforest
- New construction upscale rental community next door
- Nearby businesses include HEB, Chick-fil-A, Office Depot, Target, Petsmart, Chipotle

Shelly Burke | 832-795-7433 | burkerealtyllc@gmail.com

