

SPRING HILL BUSINESS PARK

25003 Pitkin Rd, Spring, TX 77386

Flex / Warehouse Space Available
1,700–3,400 SF Suites | \$10.80/SF/YR

SPRING HILL BUSINESS PARK

Spring, Texas 77386

Spring Hill Business Park offers office/warehouse space for businesses that need a professional setting with practical functionality. The property supports users that require room for front-office work, customer appointments, storage, equipment, and day-to-day operations.

Located in the Spring / The Woodlands corridor, the park is well-suited for companies that serve customers across North Houston while needing convenient access for employees, vendors, deliveries, and field teams. It's an ideal location for:

- Contractors + trade businesses
- Service-based companies
- Showroom + supplier users
- Light industrial operators
- Small distribution businesses
- Home improvement companies
- Office / warehouse users

mnilsen@tarantino.com

A strong fit for businesses seeking functional space in a maintained business park with access to The Woodlands, Conroe, IAH, and Greater Houston.



For More Information:  mnilsen@tarantino.com
 (713) 974-4292 

FUNCTIONAL/FLEX WAREHOUSE SPACE

HIGHLIGHTS

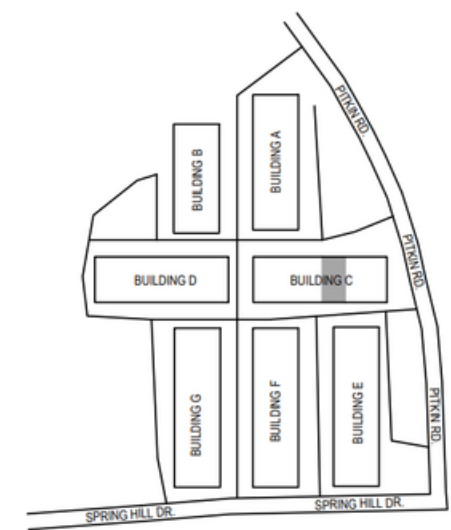
- Office, warehouse, and work-area layouts available
- Suites may support reception, private office, storage, and production needs
- Customer-facing areas available in select configurations
- Grade-level / roll-up door access available in select suites
- Tenant-controlled HVAC for operational flexibility
- Surface parking for employees, clients, and vendors
- Professional business park setting for growing companies

Spring Hill Business Park is designed for companies that need space to do business, not just sit at a desk. Select suites can accommodate front-office functions, back-of-house storage, equipment, inventory, and customer-facing use, giving contractors, suppliers, service companies, showroom users, and light industrial operators a practical place to work and grow.

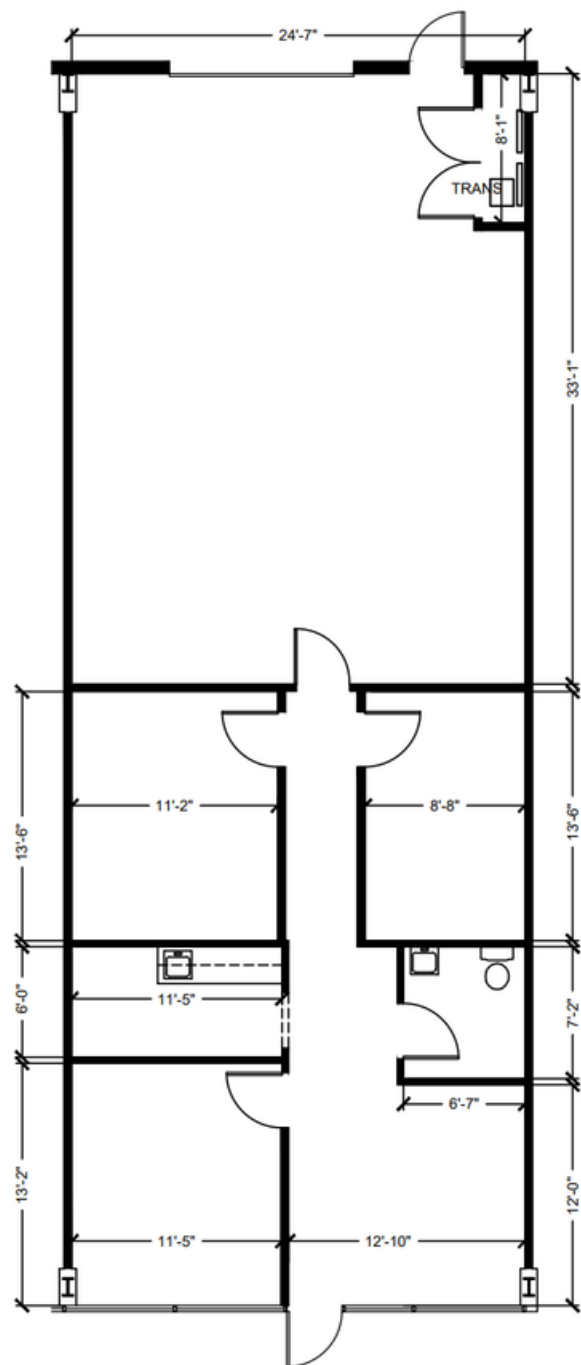


SAMPLE FLOOR PLANS

Representative layouts shown. Additional flex / warehouse configurations may be available for office, storage, showroom, and operational use.

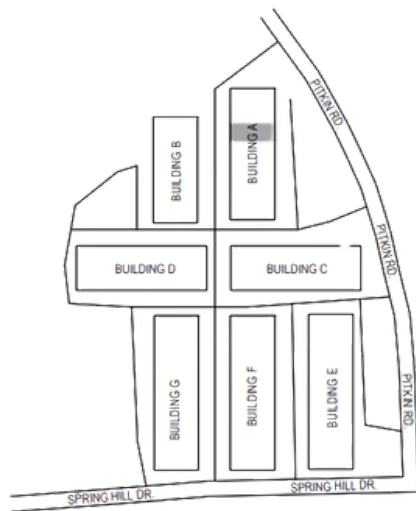


SUITE C300
1,700 SQ. FT.

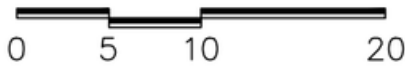
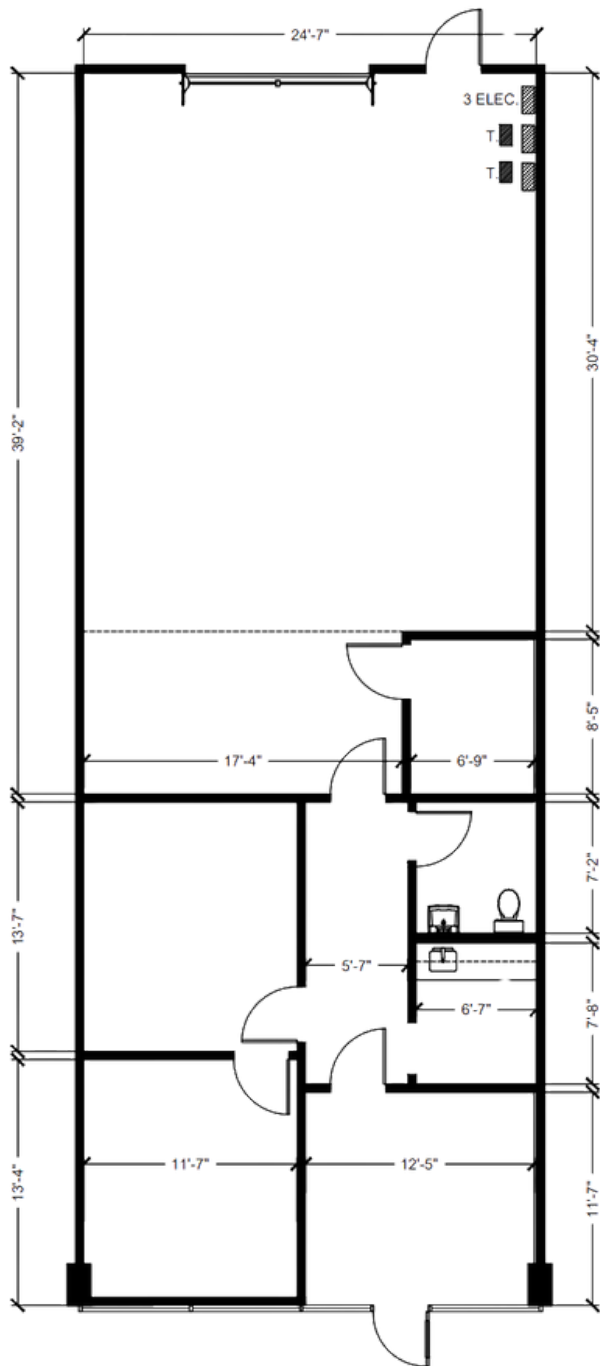


Current Rate: \$10.80/SF/YR NNN
Contact leasing for current suite availability.

Select suites may support customer-facing areas, private office, warehouse space, and back-of-house operations.



SUITE A500
1,700 SQ. FT.





For More Information:  mnilsen@tarantino.com
Mike Nilsen  (713) 974-4292 

LOCATION

SPRING HILL BUSINESS PARK

25003 Pitkin Rd, Spring, TX 77386

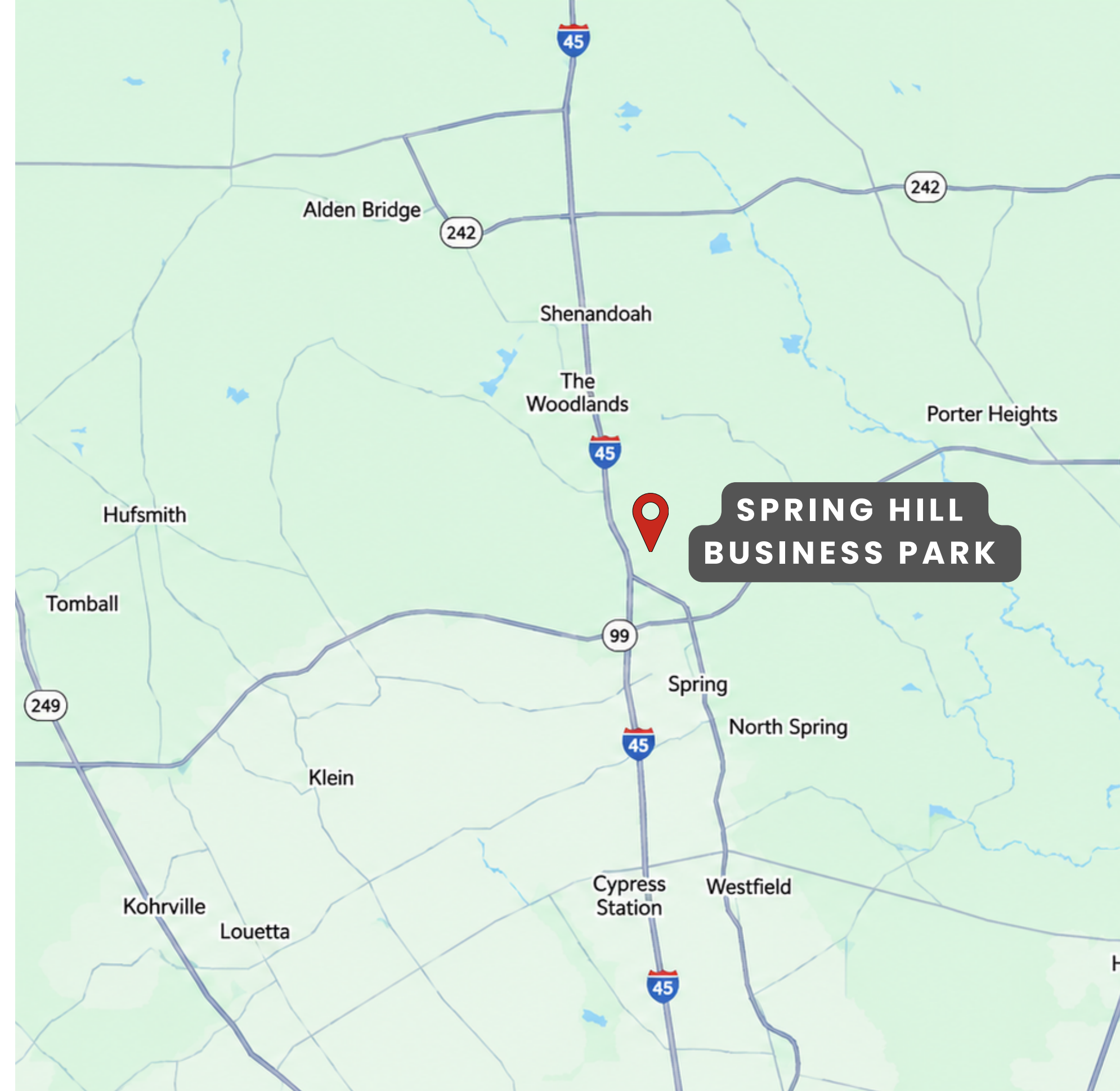
HIGHLIGHTS:

Positioned near I-45, Spring Hill Business Park gives operating businesses a practical North Houston location with access to employees, vendors, customers, and regional service routes.

- Convenient access for service routes, deliveries, and field teams
- Practical location for businesses serving Spring, The Woodlands, Conroe, and North Houston
- Easy employee and customer access from nearby residential and business corridors
- Surface parking for teams, vendors, and visitors
- Functional setting for contractors, suppliers, service companies, and office / warehouse users

REGIONAL CONNECTIVITY:

- Immediate access to I-45
- Approximately 5 minutes to The Woodlands
- Approximately 25 minutes to Conroe
- Approximately 15-20 minutes to IAH / Bush Airport
- Approximately 25-40 minutes to Downtown Houston



For More Information:  mnilsen@tarantino.com
Mike Nilsen  (713) 974-4292 

OPERATING ADVANTAGE

Spring Hill Business Park is positioned for businesses that need more than a mailing address. Located near I-45 in the Spring / The Woodlands corridor, the property gives tenants practical access for employees, vendors, service calls, deliveries, and customer appointments.

The surrounding area supports contractors, suppliers, showroom users, service companies, and light industrial operators that need a functional base between North Houston, The Woodlands, Conroe, and the broader regional market.

- Practical location for field teams, vendor access, and service routes
- Convenient reach to Spring, The Woodlands, Conroe, and North Houston
- Strong fit for contractors, suppliers, showroom users, and service companies
- Functional setting for businesses with office, storage, equipment, and customer-facing needs



For More Information: ✉ mnilsen@tarantino.com
Mike Nilsen ☎ (713) 974-4292 