



FOR SALE

±94,360 SF on ±68.43 Acres

8303 Thora Ln, Spring, TX 77379 | Manufacturing Campus

Paul Dominique, SIOR
Principal
+1 713 830 2158
paul.dominique@colliers.com

Joshua Lass-Sughrue
JLS Founder
+1 713 298 4596
jls@jlsinv.com

Perry Oster
Senior Advisor
+1 832 915 2550
perry.oster@jlscre.com



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±94,360 SF

on ±68.43 Acres

Property Features

- Property located in Unincorporated Harris County, Houston, TX MSA
- Total Building (2 Buildings): ±94,360 SF
 - Building 1: ±72,860 SF (3-story 'Class A' office-±10,610 SF)
 - Building 2: ±21,500 SF
- Year Built: 2011
- Loading: Grade-level; multiple oversize doors
- Cranes:
 - (2) 30-ton
 - (2) 15-ton
 - (1) 20-ton
 - (3) 10-ton
 - Multiple jibs cranes
- Hook Height: ±20'-30'
- Power: 3 Phase heavy power
- ±4 acres of designated stabilized outdoor storage
- ±45 acres of excess land included
- No zoning or restrictions

FOR SALE

Contact Brokers for Pricing Guidance





Property Overview

Building 1

Office & Main

Manufacturing Facility

- ±72,860 Square Feet
- ±10,610 Square Feet Office (3 stories)
- ±23.57 Acres of land
- (2) 30-ton cranes

- (2) 15-ton cranes
- (1) 20-ton crane
- (3) 10-ton cranes
- Multiple jibs cranes
- Hangar style overside doors
- Multiple drive in doors
- 50+ person break room/training room
- HVAC assembly room
- Shop locker room/restrooms
- Office break rooms/restrooms
- 3 conference room, 15+ private offices
- Elevator
- Designated employee parking

Building 2

Shipping and Light Fabrication Facility

- ±21,500 Square Feet
- Overhead doors

Tract 1

- ±22 Acres

Tract 2

- ±22 Acres

Building Photos





Driving Distances

- 15 miles Beltway 8
- 6 miles Hwy 249
- 22 miles Hwy 290
- 11 miles I-45 North
- 15 miles Bush Intercontinental Airport
- 36 miles Downtown Houston
- 45 miles Port of Houston

For more information, contact:



Colliers | Houston
 1233 West Loop S., Ste 900
 Houston, Texas 77027
 +1 713 222 2111

Jon Lindenberger, CCIM, SIOR
 Principal, Executive Vice President
 +1 713 830 2163
 jon.lindenberger@colliers.com

Paul Dominique, SIOR
 Principal
 +1 713 830 2158
 paul.dominique@colliers.com

Brad Beauchamp
 Senior Vice President
 +1 713 830 2103
 brad.beauchamp@colliers.com

Hayden Dominique
 Associate
 +1 713 835 0069
 hayden.dominique@colliers.com



Joshua Lass-Sughrue
 JLS Founder
 +1 713 298 45967
 jls@jlsinv.com

Perry Oster
 Senior Advisor
 +1 832 915 2550
 perry.oster@jlscre.com

