

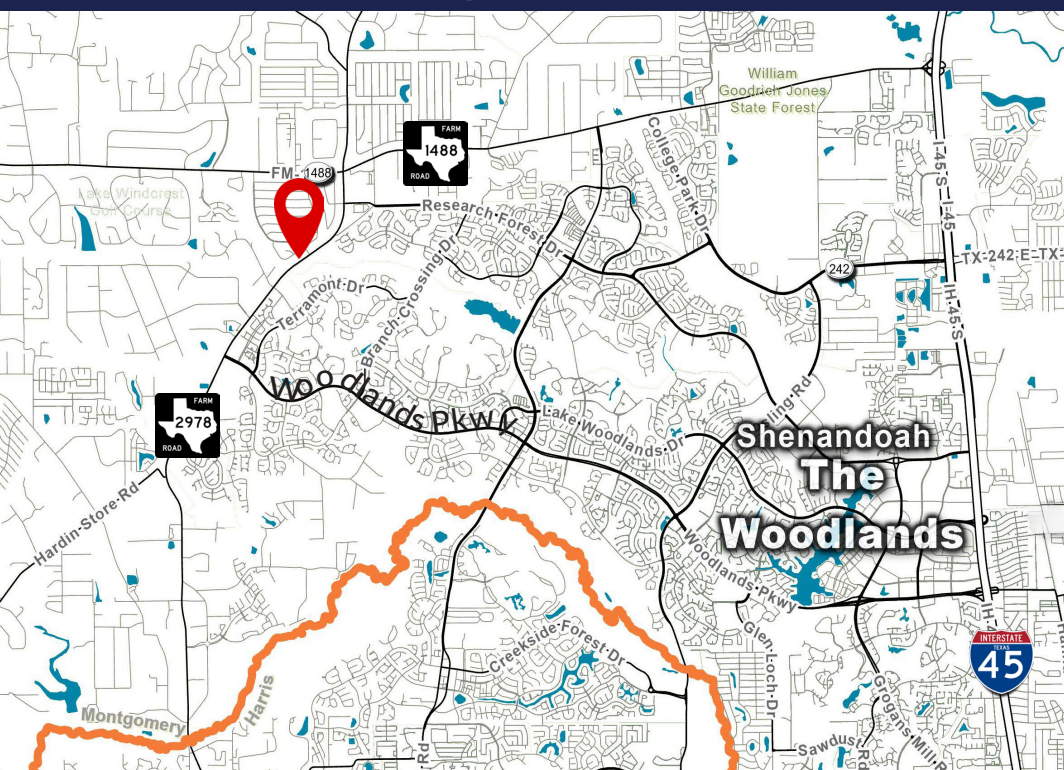
31815 FM 2978

Magnolia, Tx 77354

For Lease



NEWCOR



Industrial Flex

Move-In Ready

Building Square Footage: 4,086 SF

Uses: Flex, Retail, Office/Warehouse

VPD: FM 2978 | 25,199

Tamina Rd | 4,051

Base Rate: \$1.50/SF

NNN: \$0.42/SF

Features:

- Climate controlled warehouse
- Buildout includes 2 offices, break room and restroom
- Two 14' x 12' Bay Doors
- 18' Ceiling Height
- Great visibility
- Frontage on FM 2978
- Just 1.4 miles to Woodlands Parkway

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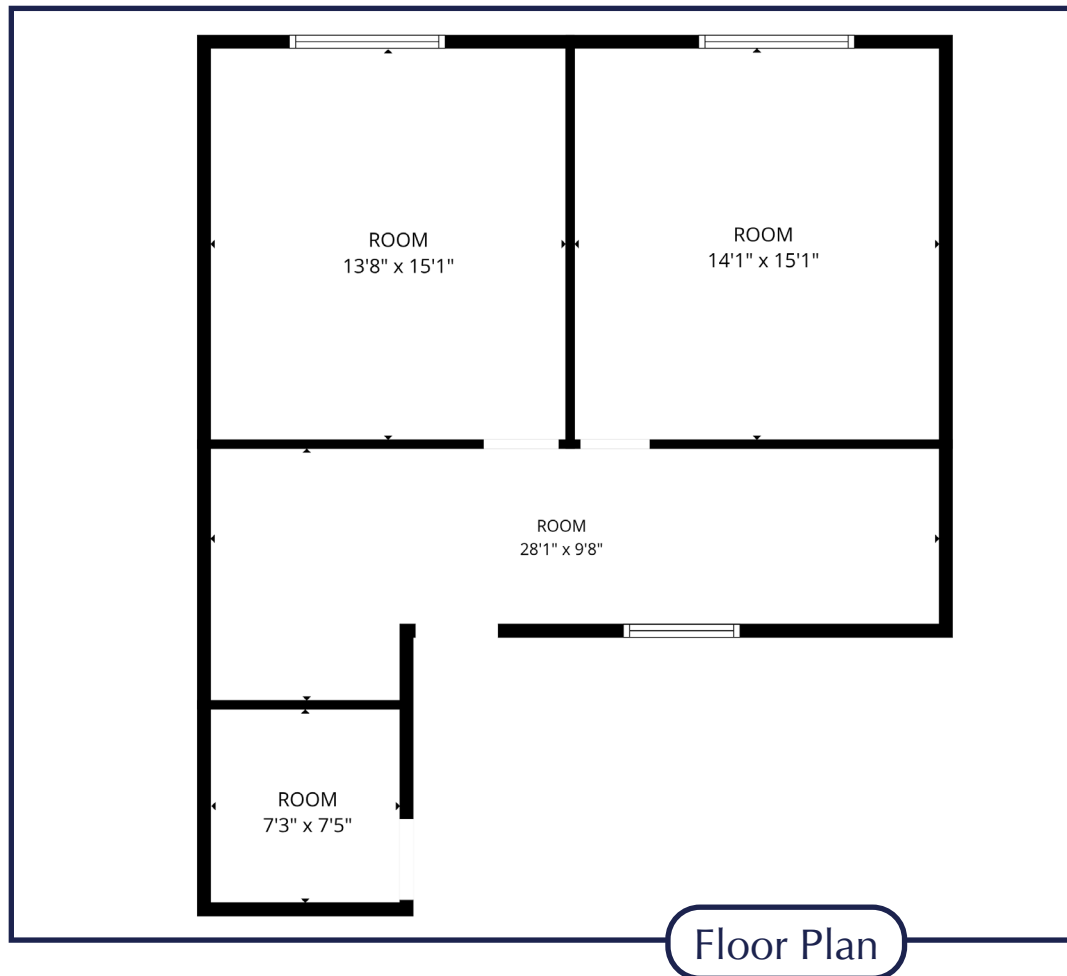
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Floor Plan

Illustrative Concept of Office Buildout



Aerial



Points of Interest

