

± 2,400 - 144,000 SF | OFFICE WAREHOUSE

SPACEK BUSINESS PARK

Spacek Road | Rosenberg, Texas 77471



FOR LEASE

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PROPERTY INFORMATION

This new construction office/warehouse space presents the perfect opportunity for a variety of businesses in Rosenberg! Located just 1.5 miles south of I-69 on Spacek Drive, this property sits in the heart of fast-growing Fort Bend County and benefits from over 115,000 vehicles per day on I-69.

Featuring flexible bay sizes from 2,500 to 12,000 square feet with 18' ceilings, grade-level doors, and 18-wheeler access, Spacek Business Park is ready for local services, light manufacturing, specialty retail, and more.

Building Size

2,400 - 144,000 SF

Lease Price

Call Broker

Property Highlights

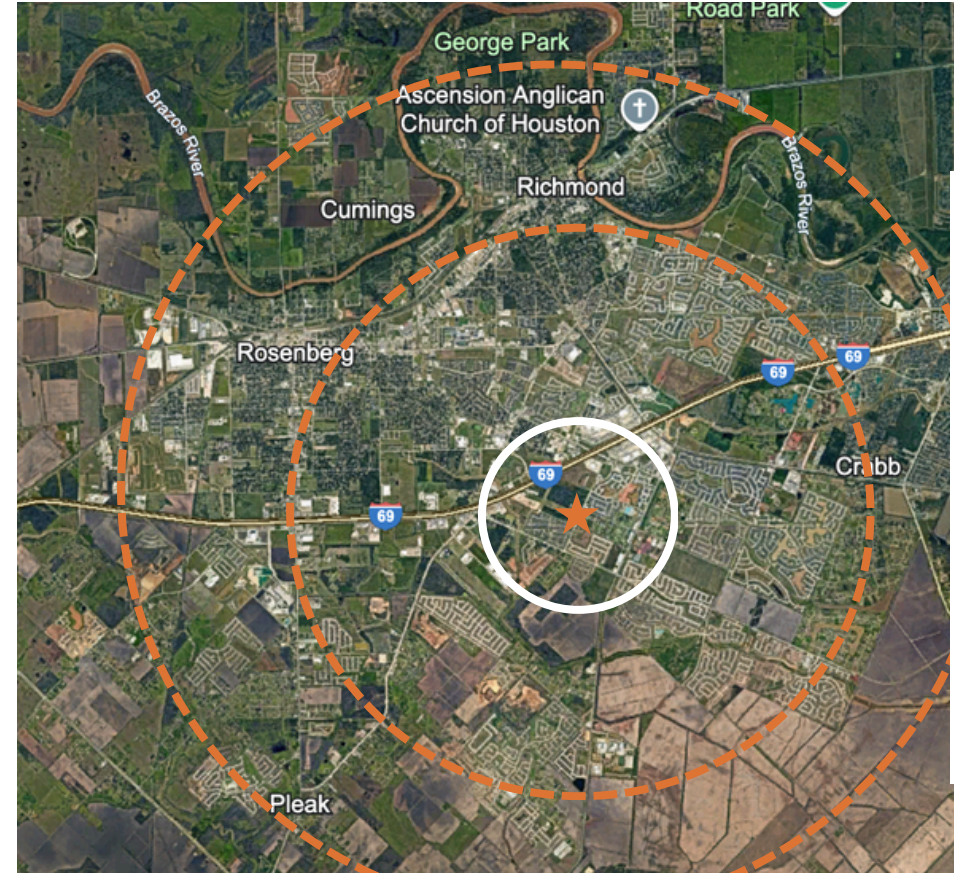
- New Construction to be delivered Q3 2026
- Flexible bays from 2,400 SF bays up to 12,000 SF in 144,000 SF park
- 19' clear height in the front and 16' clear height in the rear
- Parking 3/1,000 SF
- Grade level doors and 18 wheeler access
- 1.5 miles to I-69 - Minutes to Brazos Town Center
- Booming Rosenberg market - 11.57% growth since 2020, 4.9% projected within 1 mile

Bobby Orr | Leasing

borr@orrinc.com

D: 832.428.8595

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Demographics

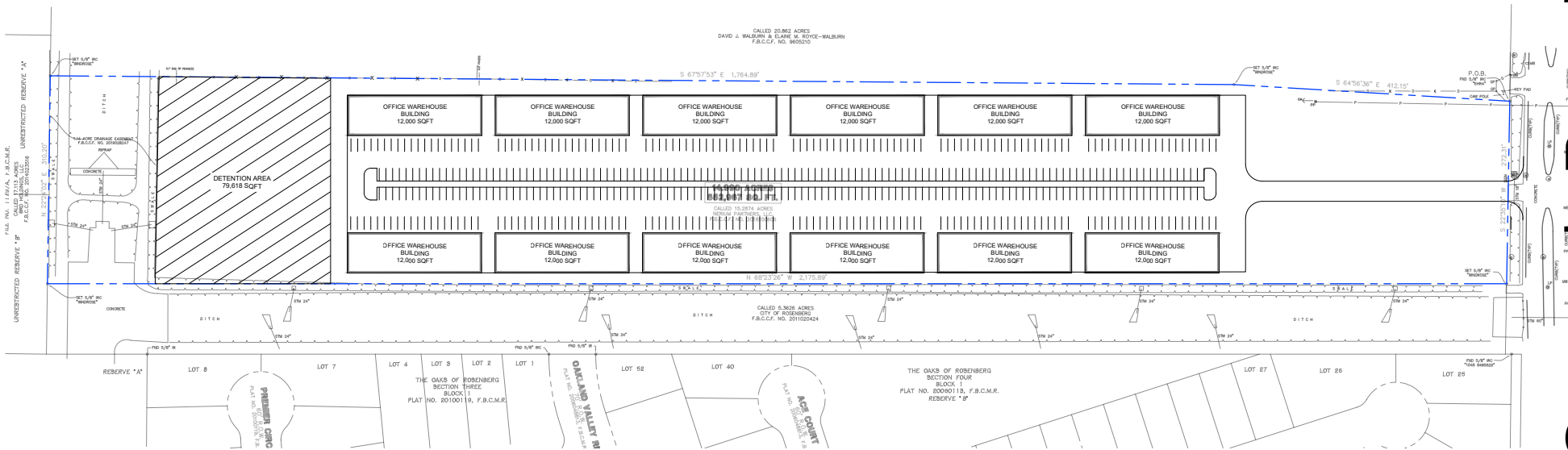
	1 Mile	3 Miles	5 Miles
 2024 Population	6,755	68,261	122,789
 Total Households	2,464	23,560	41,151
 Median. HH Income	\$70,300	\$73,300	\$74,000
 Traffic Counts	115,763 VPC on I-69		

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Spacek Road

← I-69
1.5 miles

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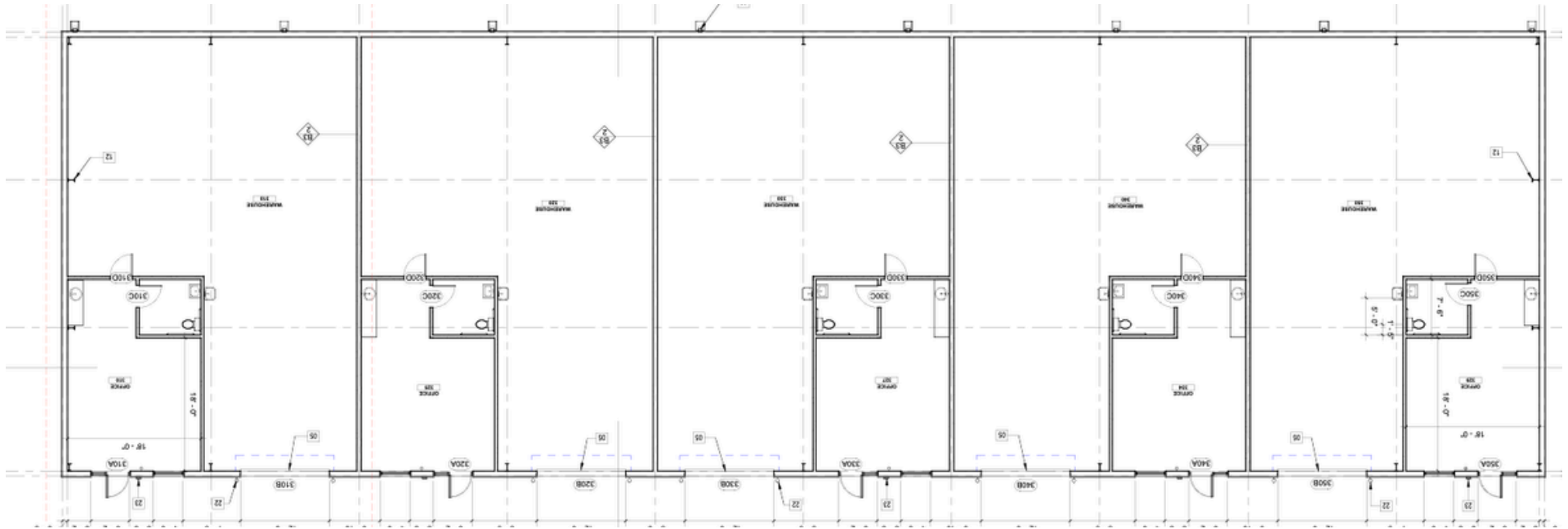
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General Floor Plan



Front Elevation

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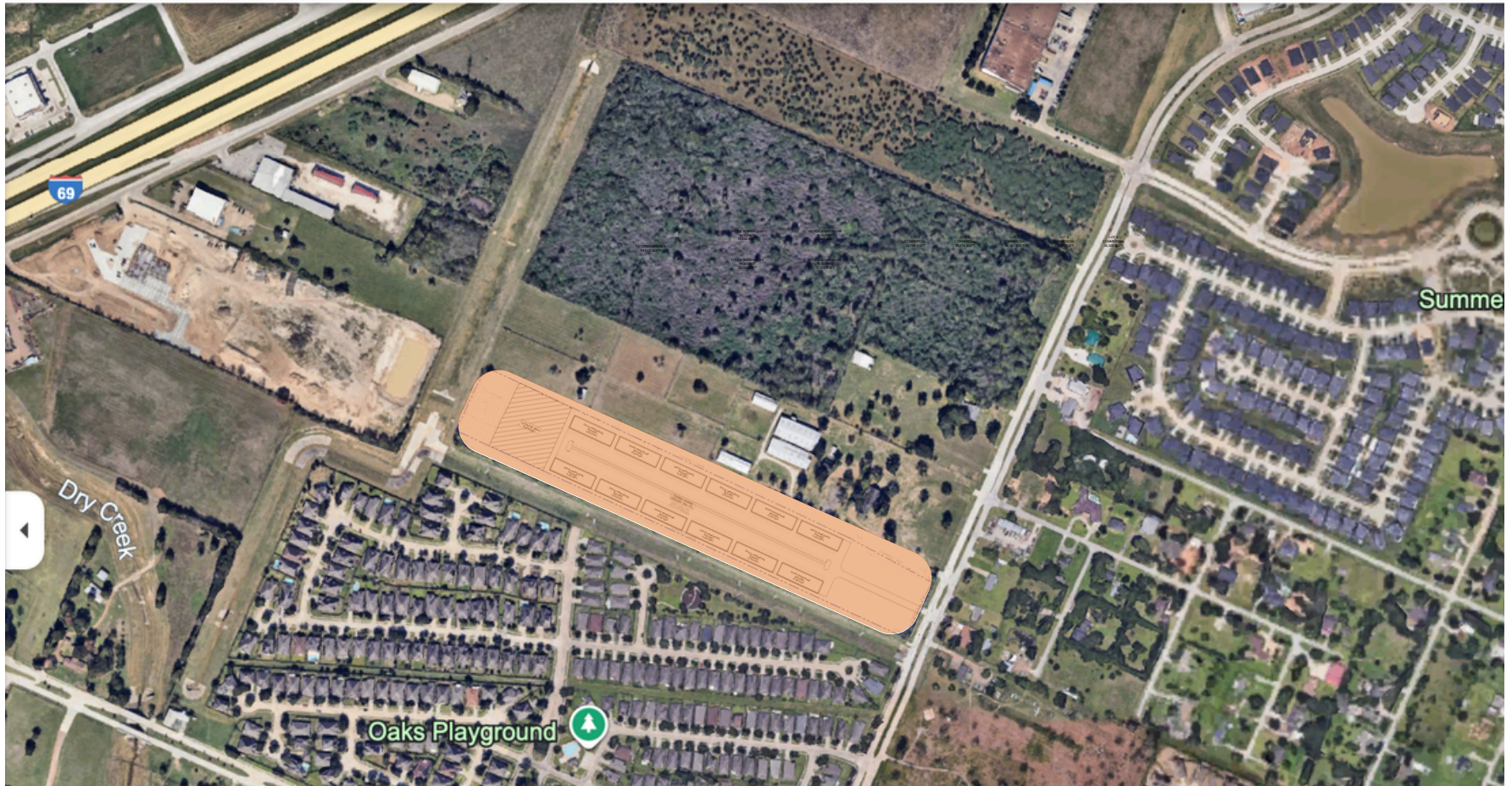
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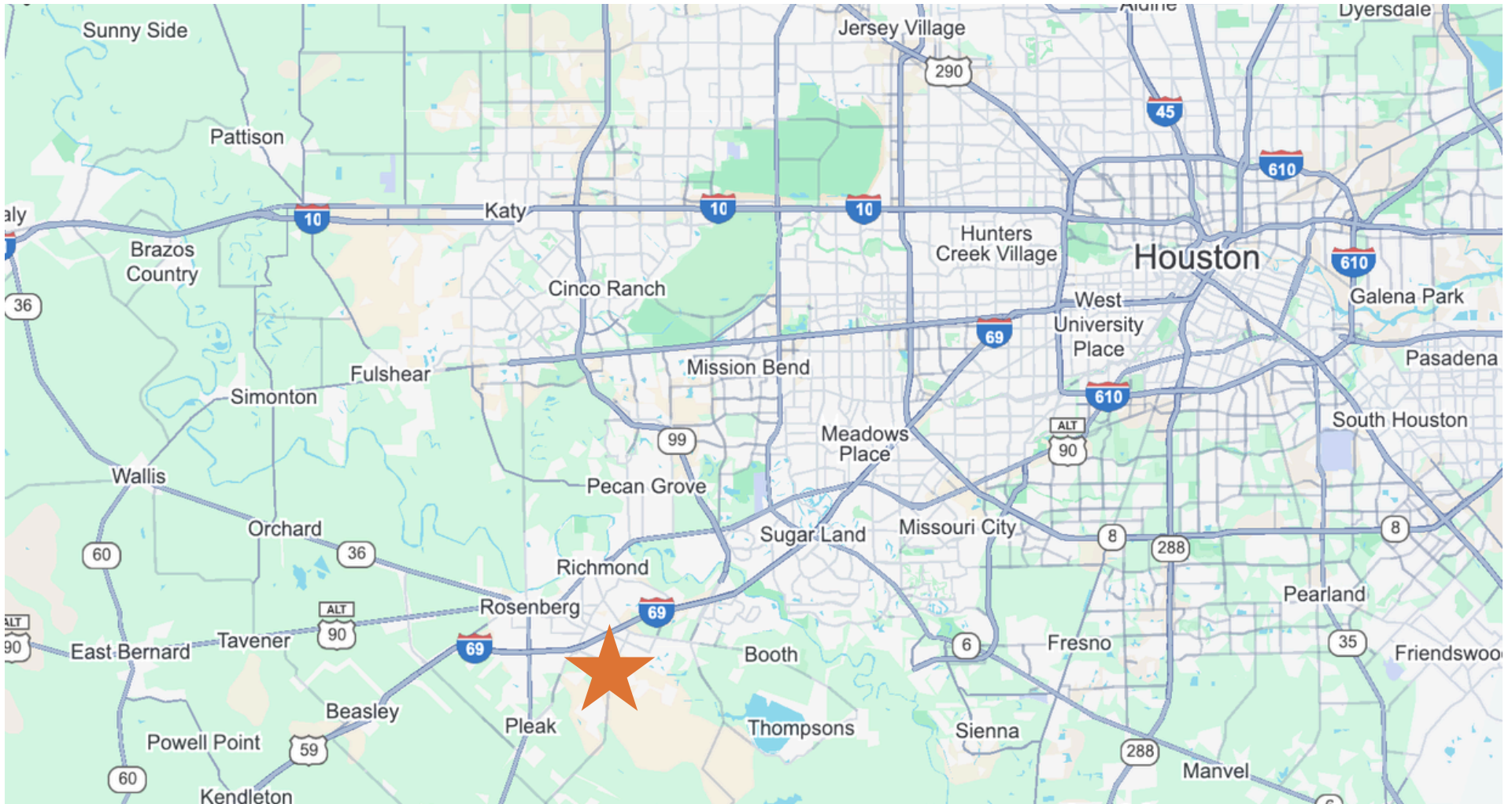
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