



23233 Snook Ln

Tomball, TX 77375

Jeff Swearingen

Broker Associate
281-466-2880 X6
jeff@foldetta.com

**8,850 SF Flex Warehouse
For Lease**



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OVERVIEW

- Asking \$12/SF/YR + NNN
- 8,850 SF Free-standing Flex/Industrial Building with Retail Frontage and Gated Yard
- Outdoor Gated Yard in Front, Green space in back.
- Updated in 2022
- Single-tenant or multi-tenant configurations available
- Ideal for contractors, light industrial users, distribution with showroom, equipment dealers, and trade businesses.
- 3 Grade Level Overhead Doors (12'W x 19' H)
- Prime Tomball location with easy access to Main St, FM 2920, FM 2978, and Hwy 249
- Located in one of Tomball's fastest-growing trade areas with steady traffic counts and a thriving local business community

TRAFFIC

- Main St @ Hufsmith Kohrville Rd: 21,083 VPD
- Main St @ North Live Oak St: 22,493 VPD

Demographic	1 Mile	3 Mile	5 Mile
Population	2,988	34,525	133,425
Daytime Population	3,200	17,359	32,683
Households	1,126	12,511	44,732
Avg. HH Income	\$116,436	\$119,963	\$137,350

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