

FOR SALE PREMIUM INDUSTRIAL FACILITY

20235 Rhodes Rd.
Spring, TX 77388

FOR SALE

Premium Industrial Facility

FEATURES

- 2.457 Acres
- Total SF 25,048
- Main Building 19,200 SF
 - Office footprint 3,840 SF - 2 Stories
7,680 Total SF
 - Reception area
 - 8 private offices
 - 1 executive office
 - 1 large Conference Room
 - Large Bull Pen
 - 4 restrooms
 - 15,360 SF Warehouse
 - 20ft Clear
 - 6 – 12' X 15' Grad doors
 - 7.5 Ton Overhead Crane – 16' hook heights
 - Restroom/break area

SELLING PRICE

3.9 Million

- Outbuildings & Specialty Improvements
 - Welding Shop 3,090 SF
 - Four Storage Buildings
 - (1) - 820 SF
 - (2) - 576 SF
 - (1) - 200 SF
- Unrestricted
- Bridgestone MUD

LOCATION

Conveniently located on the corner of Kuykendahl and Rhodes Road, just 2.5 miles south of the Grand Parkway and only 1.3 miles South of 2920

Exceptional Service Through Speed, Skill and Stewardship
Contact Greg Usher at 832.403.2868 | gusher@cypressbrook.com | cypressbrook.com

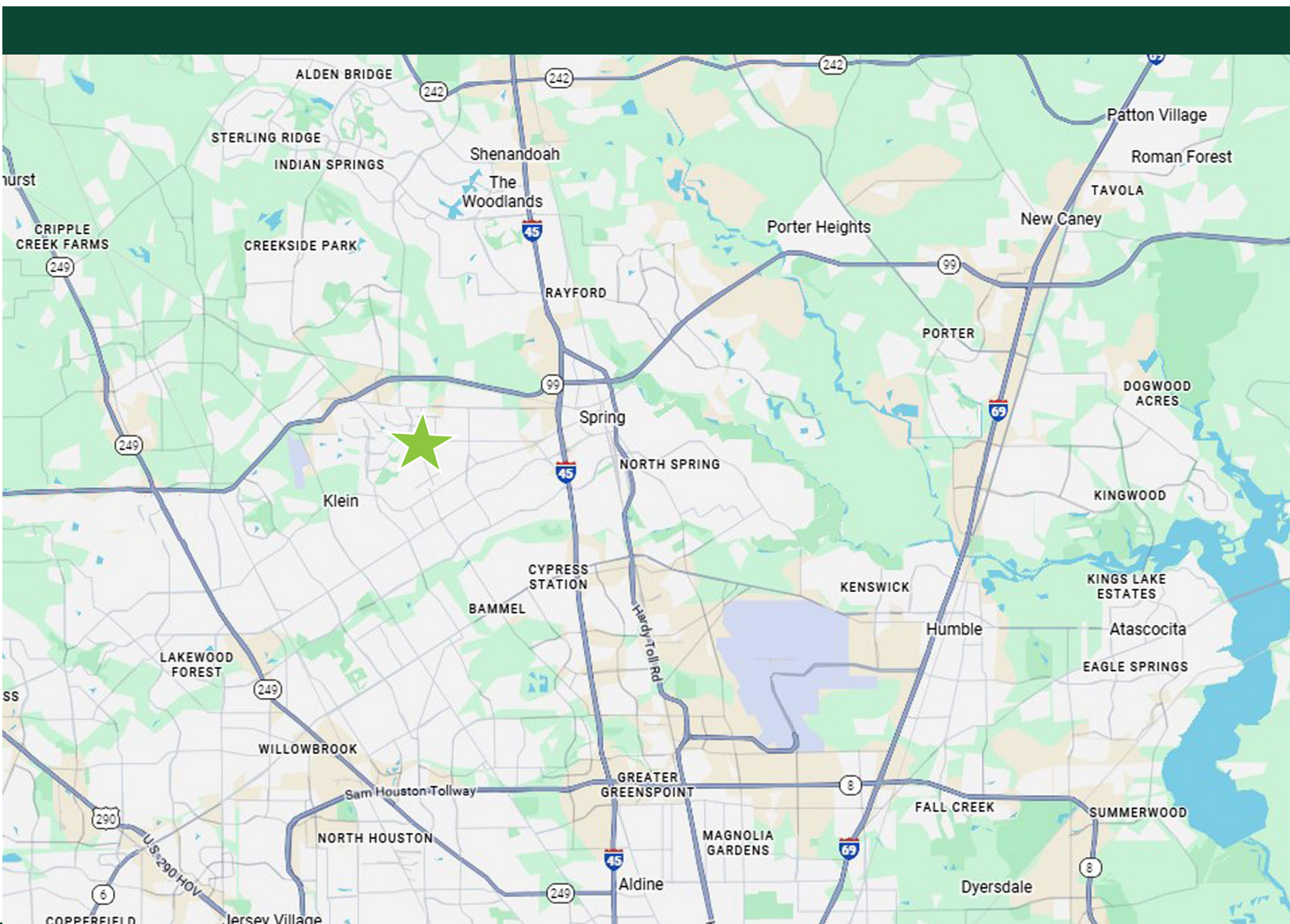
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Offered at **\$3.9 million**, this **25,048 SF**, **unrestricted industrial property** sits on **2.457 acres** at the hard corner of **Kuykendahl Rd. and Rhodes Rd.**, just **2.5 miles south of the Grand Parkway** and **1.3 miles south of FM 2920**.

The property features a **high-quality office build-out**, **20' clear warehouse**, **multiple grade-level doors**, and a **7.5-ton overhead crane**, along with extensive **specialty out-buildings** including a welding shop, paint booths, curing oven, and additional storage structures.

Located in **Bridgestone MUD**, this facility is ideally suited for **manufacturing, fabrication, service, or owner-user operations**, offering excellent access, functionality, and expansion flexibility in a strong North Houston submarket.



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