



**LONGEVITY REALTY PARTNERS**  
Commercial Real Estate • Development • Investments • Marketing

# Available: **SALE/LEASE** **Office/Warehouse Building**



Conceptual Rendering

## 31902 Industrial Park Drive, Tomball, Texas

- 6,000 sf Office/Whse Bldg.
- 1/2 Acre of Land
- 16 ft. Clear Height
- Four, Grade-Level Overhead Doors
- Build-To-Suit Office
- Available Summer of '08
- Easy Access to SH 249
- Proximate to Tomball & The Woodlands
- Lease: \$.60 /sf net or 3,600 per Month Rent
- Purchase: \$ 380,000 or \$63.33 /sf

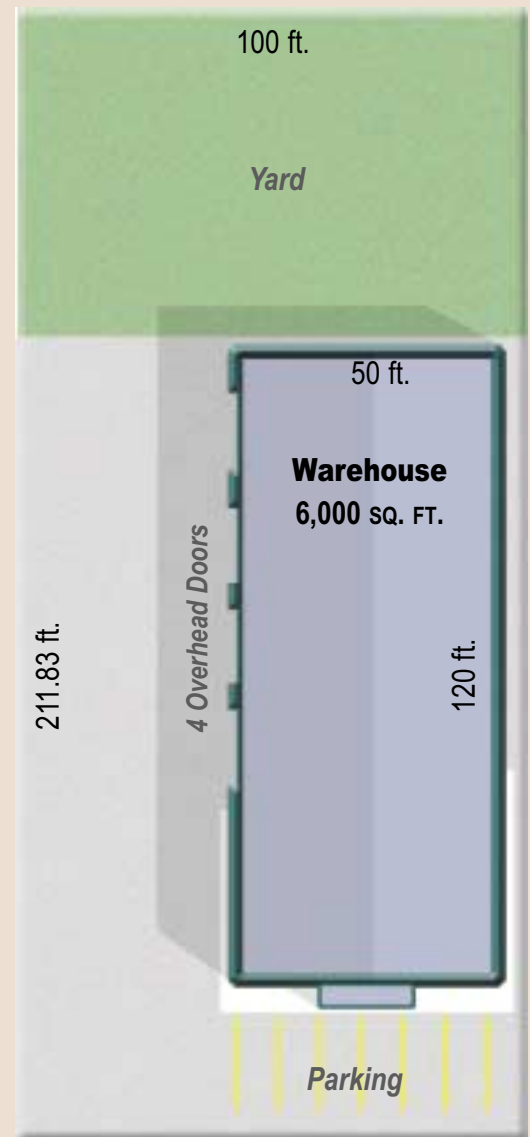
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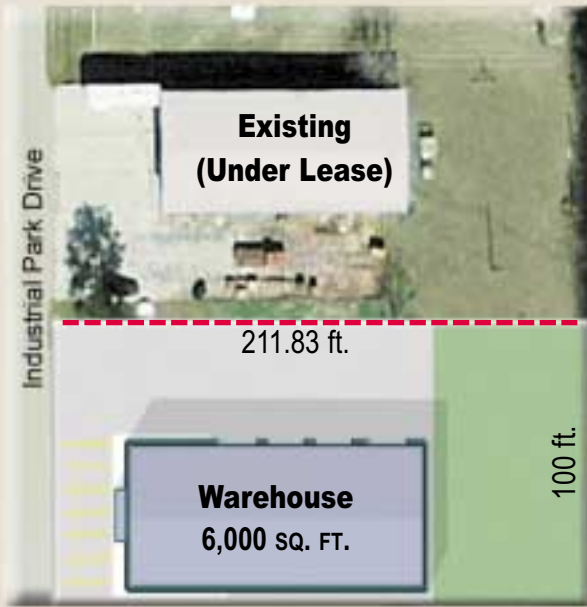
**L. Michael Wallace, CCIM, MAI • 281.236.3535**

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# Office/Warehouse Building Montgomery County Industrial Park



**Property Detail**

**INSET: Montgomery County Industrial Park**



**Tomball Area Map**

The property is in a excellent location for a business serving Tomball (3.5 mi. south), The Woodlands (5 mi. west) and Northwest Houston. The subject property is in the Montgomery County Industrial Park one block east of SH 249 and 3.5 miles north of FM 2920.

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