



# For Lease

**±8,700 s.f. Flex Space available for Lease**

## Site features:

- Size: ±8,700 s.f. situated on ±1.34 acres
- Located in deed restricted business park
- Loading: (1) 8' x 10' truck ramp
- 100% climate control
- Tiltwall construction
- Freeway visibility on I-45 South
- Ample parking
- Immediate access to I-45 South
- Lease Rate: \$1.08/s.f. NNN

**21755 I-45 North, Building 1  
Spring TX 77388**

**Joe Berwick**

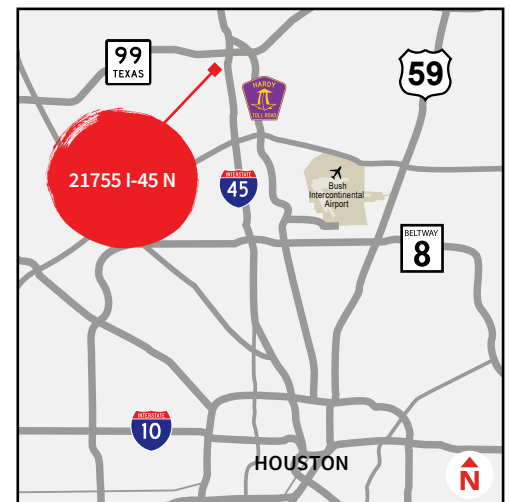
+1 713 425 5842

[joseph.berwick@am.jll.com](mailto:joseph.berwick@am.jll.com)

**David Holland**

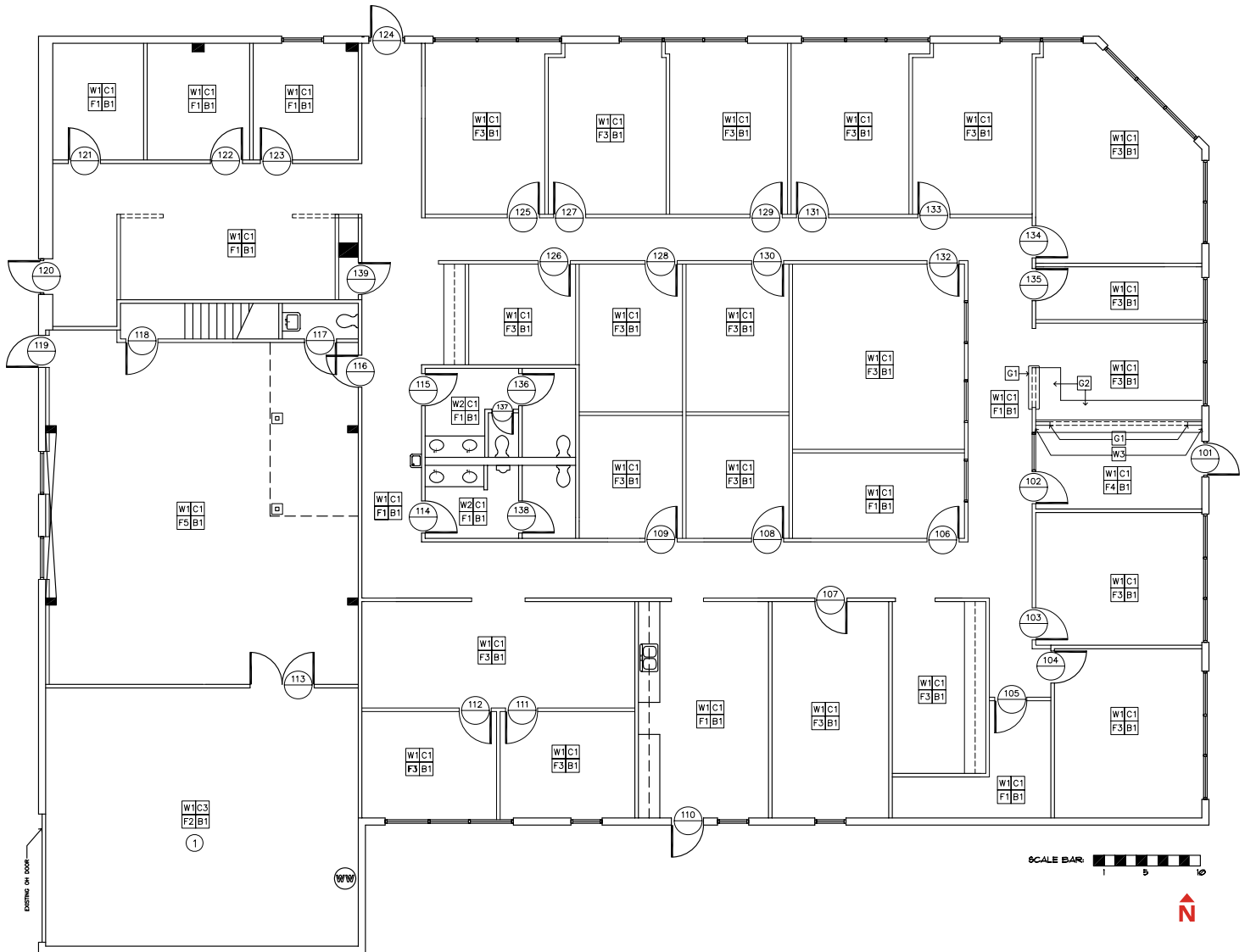
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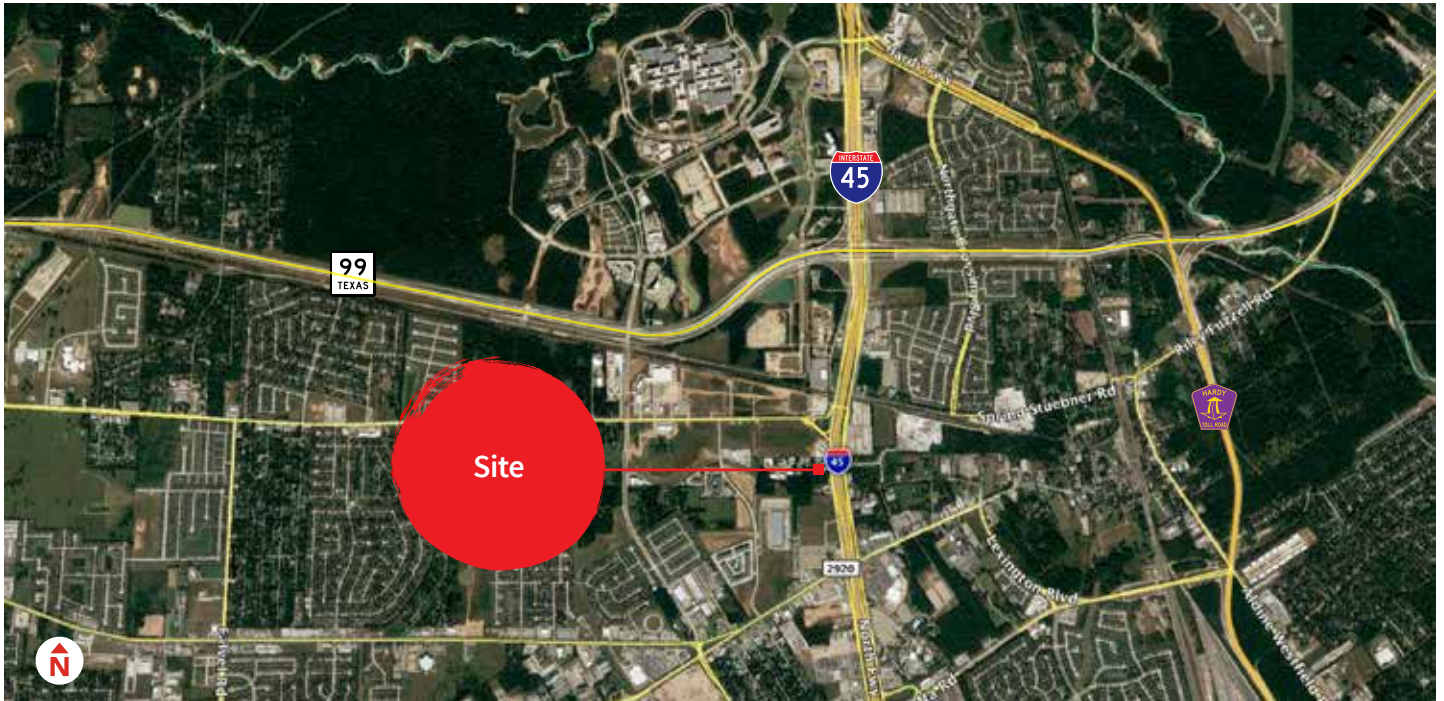


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