

MAGNOLIA, TEXAS · MONTGOMERY COUNTY

# 32411 Tamina Rd

## Suites D, E & F · 7,830 SF Flex / Light Distribution

| 7,830 | 2024 | 20 ft | 3/31/31 |
|---|---|---|---|
| SQUARE FEET | YEAR BUILT | CLEAR HEIGHT | TERM THROUGH |

## THE SPACE

A **7,830 SF block of 2024-built flex** on Tamina Rd, offered as a sublease through March 2031. Warehouse at **20 ft clear** with 12 ft grade-level drive-in doors, behind an office side that is **already finished out**.

| | |
|---|---|
| ADDRESS | 32411 Tamina Rd, Suites D, E & F<br>Magnolia, TX 77354 |
| AVAILABLE | 7,830 SF, full block only |
| USE | Flex / light distribution · office + warehouse |
| BUILDING | Building B of a three-building, 21,075 SF park<br>Built 2024 · two stories |
| LOADING | 12 ft grade-level drive-in doors |
| POWER | Standard 120/220V |
| TERM | Sublease through 3/31/2031 |
| STRUCTURE | NNN · landlord retains structural and roof |
| CLEAR HEIGHT | 20 ft |
| OFFICE | Turnkey: seven private offices, conference room, kitchen, reception |

- Seven private offices
- Custom built-in millwork throughout
- 20 ft clear height, rack-ready
- Conference room and full kitchen
- 12 ft grade-level drive-in doors under canopy
- Minutes from I-45, FM 1488 and Woodlands Pkwy

SUBLEASE RATE

**$13.50**/SF/YR

NNN, plus estimated $4.69/SF/yr operating expenses

Approx. **$11,869**/month

## WHY THIS ONE

- Turnkey office, zero finish-out spend
- Landlord carries structural and roof, not the tenant
- 20 ft clear, rack-ready, with office already built out

SCAN FOR PHOTOS, VIDEO AND FULL DETAILS



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(832) 770-8865

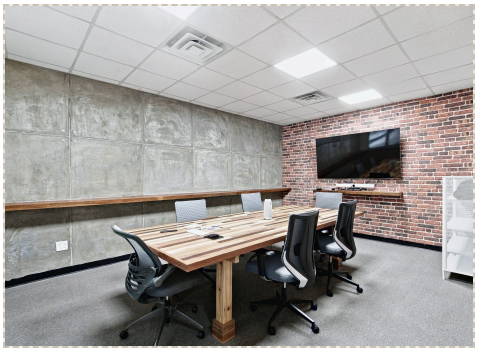
# 32411 TAMINA RD • SUITES D, E & F

7,830 SF of 2024-built flex, available as a sublease through March 2031 at $13.50/SF/yr NNN plus estimated $4.69/SF/yr operating expenses. The office side is move-in ready, which is what separates this from the shell space the submarket is otherwise offering.







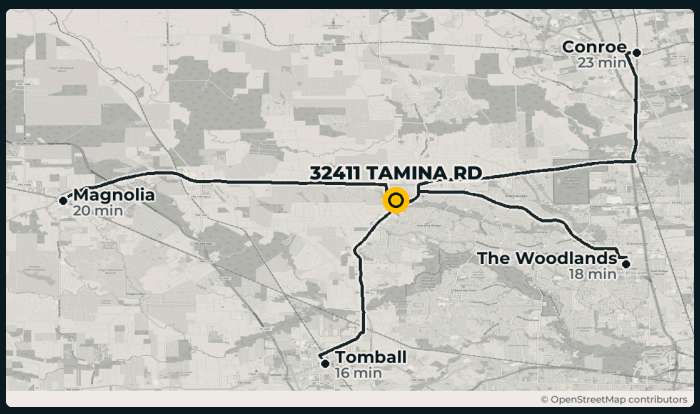




## THE LOCATION

The address reads Magnolia, but the site is **15 minutes from The Woodlands Town Center** and closer to it than to Magnolia proper. That puts a tenant inside the Montgomery County growth corridor with a Woodlands and Tomball labor draw, at Magnolia flex pricing. At three buildings and 21,075 SF, nobody here shares a loading court with a 100,000 SF distributor.

- **Labor draw** from The Woodlands, Tomball, Magnolia and Pinehurst
- **2024 product** in a submarket where most comparable space is older




Bush Intercontinental **~50 min** · drive times are typical, not peak




**Jacob Dow**
SENIOR COMMERCIAL ADVISOR
(832) 770-8865 · jacob@dowreg.com



**Paola Anderson**
COMMERCIAL ADVISOR
(832) 302-1608 · paola@htownreg.com


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commercial-connect.net
(832) 770-8865


Information deemed reliable but not guaranteed and subject to change. Operating expenses are an estimate based on the master lease projection and subject to annual reconciliation. Square footage and specifications to be verified by the prospective sublessee. Any sublease is subject to the master landlord's written approval. Commercial Connect Group · CB&A Commercial.