

# TOMBALL PKY BUSINESS CENTER

22955 TOMBALL PARKWAY, TOMBALL, TX 77377



**NORTHWEST HOUSTON  
SUBMARKET**



**GREAT ACCESS TO TOMBALL  
PARKWAY/TX-249**



**18' - 23' CLEAR HEIGHT**



**TENANT-CONTROLLED HVAC**



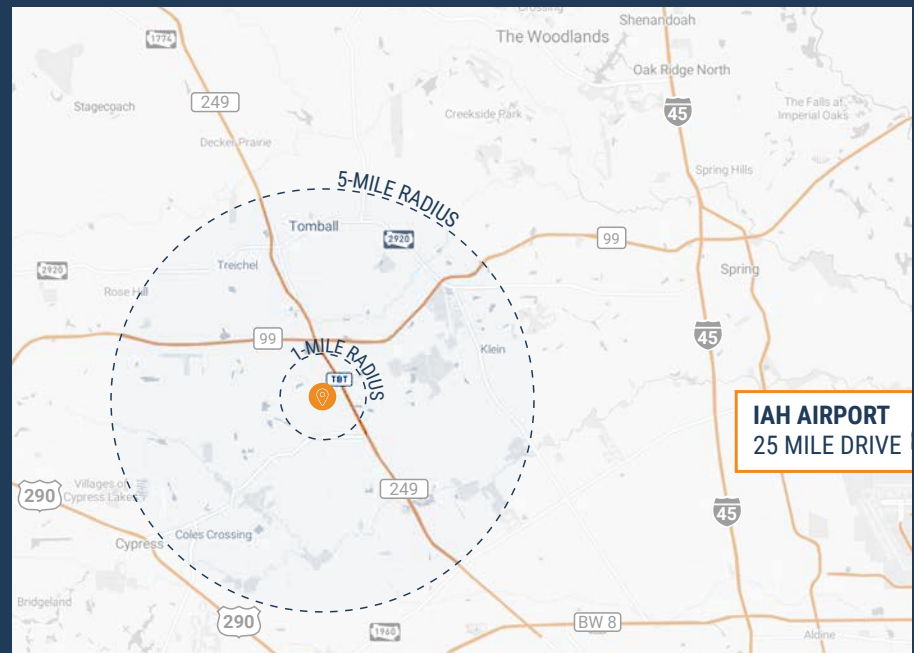
**12' X 14' GRADE-LEVEL  
LOADING**



**18-WHEELER ACCESSIBLE**



**2,181 SF - 5,276 SF  
SUITES AVAILABLE**



**RYAN YOUNG**

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**THOMAS PFEIFER**

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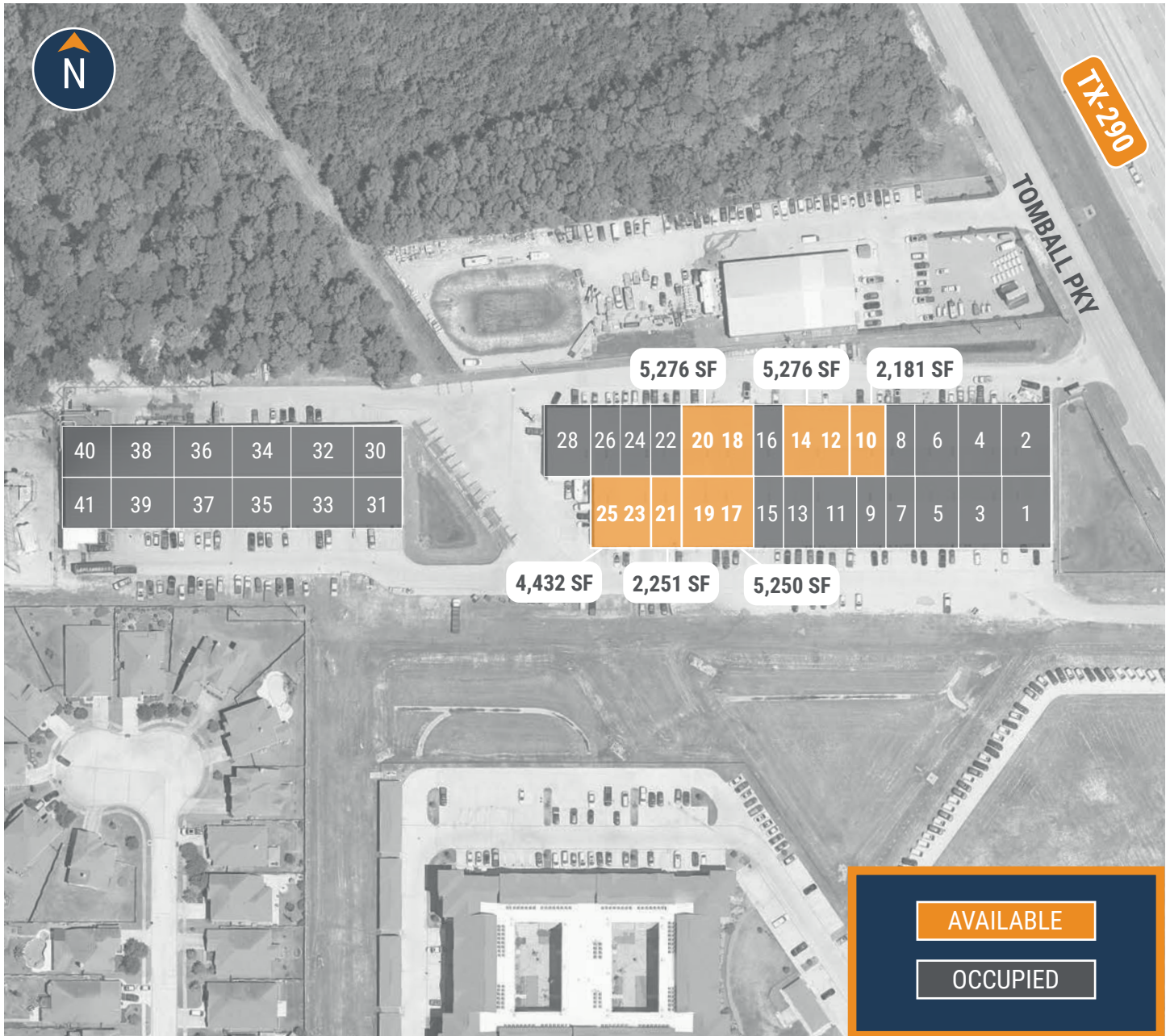


FORT CAPITAL

*This information is deemed reliable, however, Fort Capital makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.*



## SITE PLAN



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**FLOOR PLAN – AVAILABLE IMMEDIATELY**

- » 2,181 SF Total Available
- » 396 SF Office
- » 1,785 SF Warehouse
- » (1) 12' x 14' Grade Level Door



*\*\*All SF labels are approximations*

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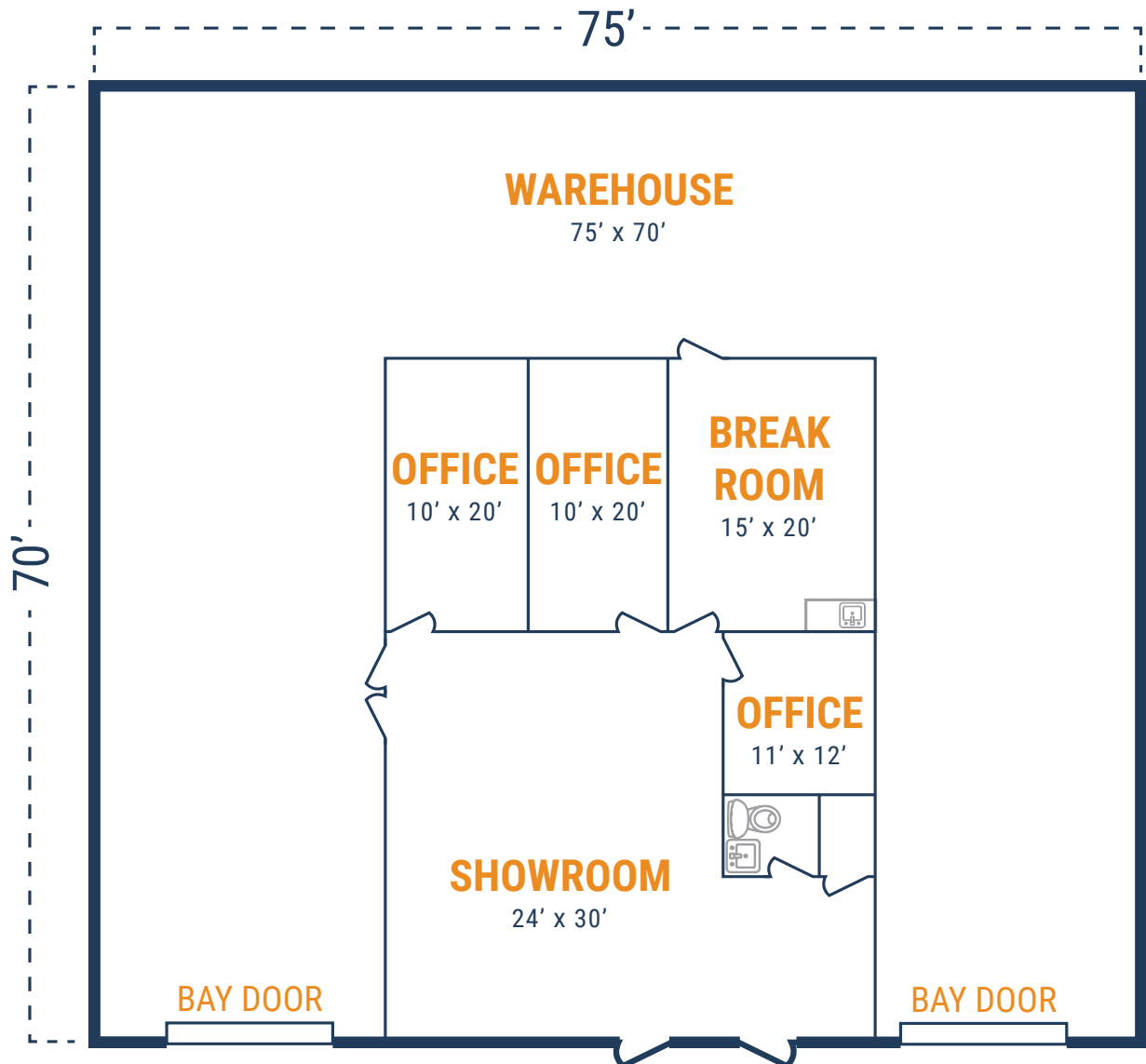
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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 5,276 SF Total Available
- » 1,750 SF Office
- » 3,526 SF Warehouse
- » (2) 12' x 14' Grade Level Doors



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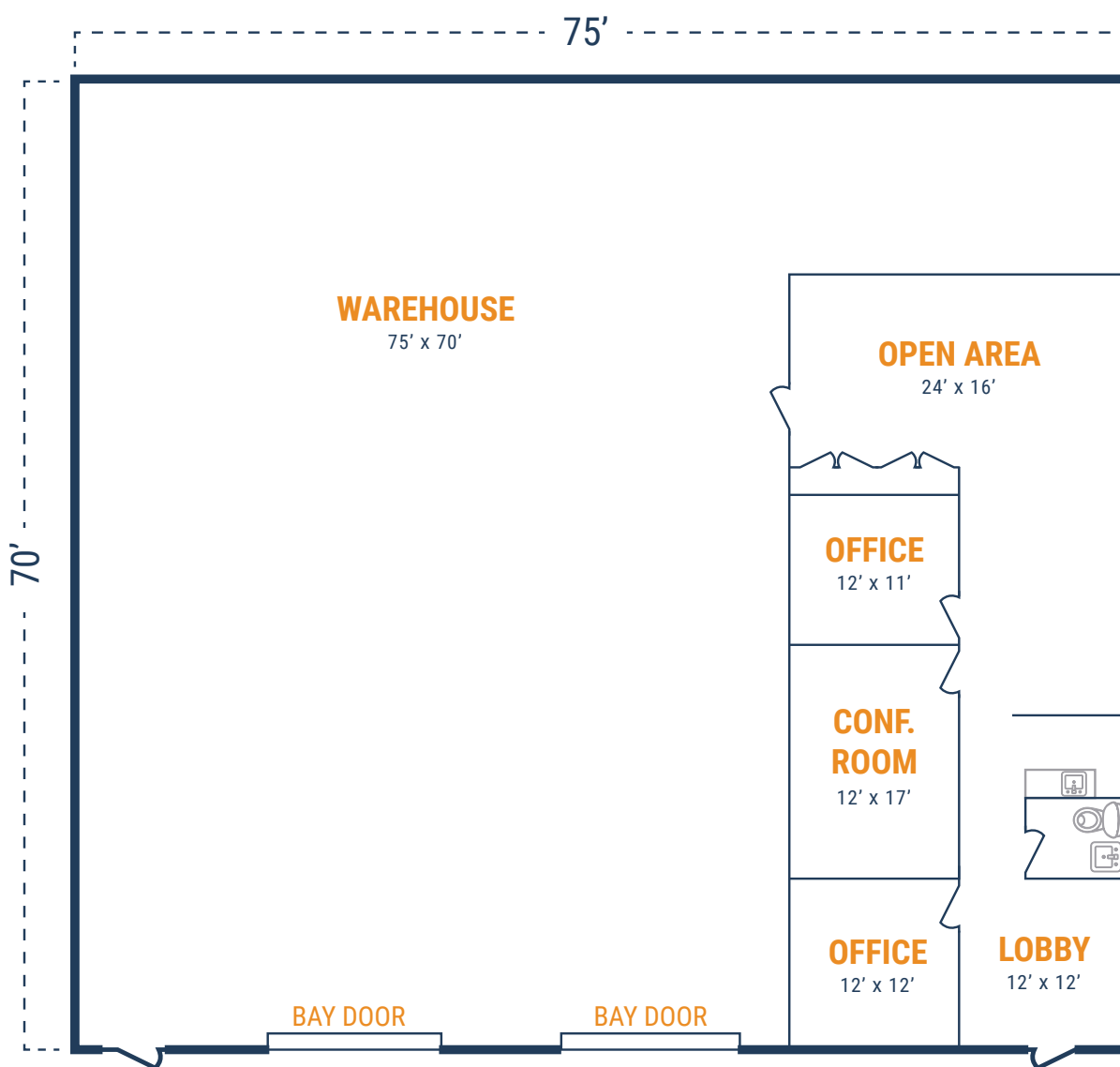
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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 5,250 SF Total Available
  - » 1,350 SF Office
  - » 3,900 SF Warehouse
- » (2) 12' x 14' Grade Level Doors



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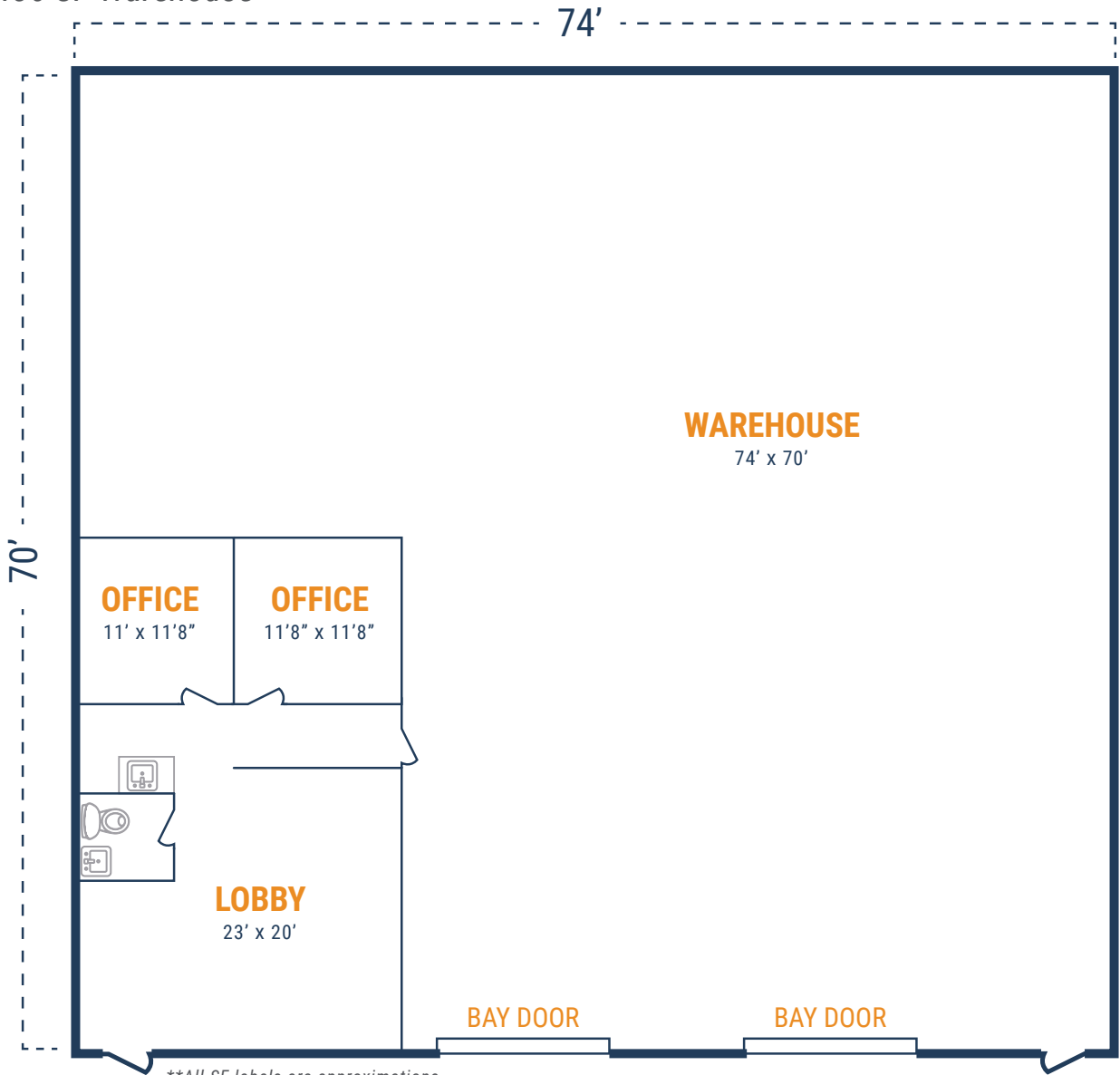
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## FLOOR PLAN – AVAILABLE JANUARY 2024

- » 5,276 SF Total Available
- » 840 SF Office
- » 4,436 SF Warehouse
- » (2) 12' x 14' Grade Level Doors



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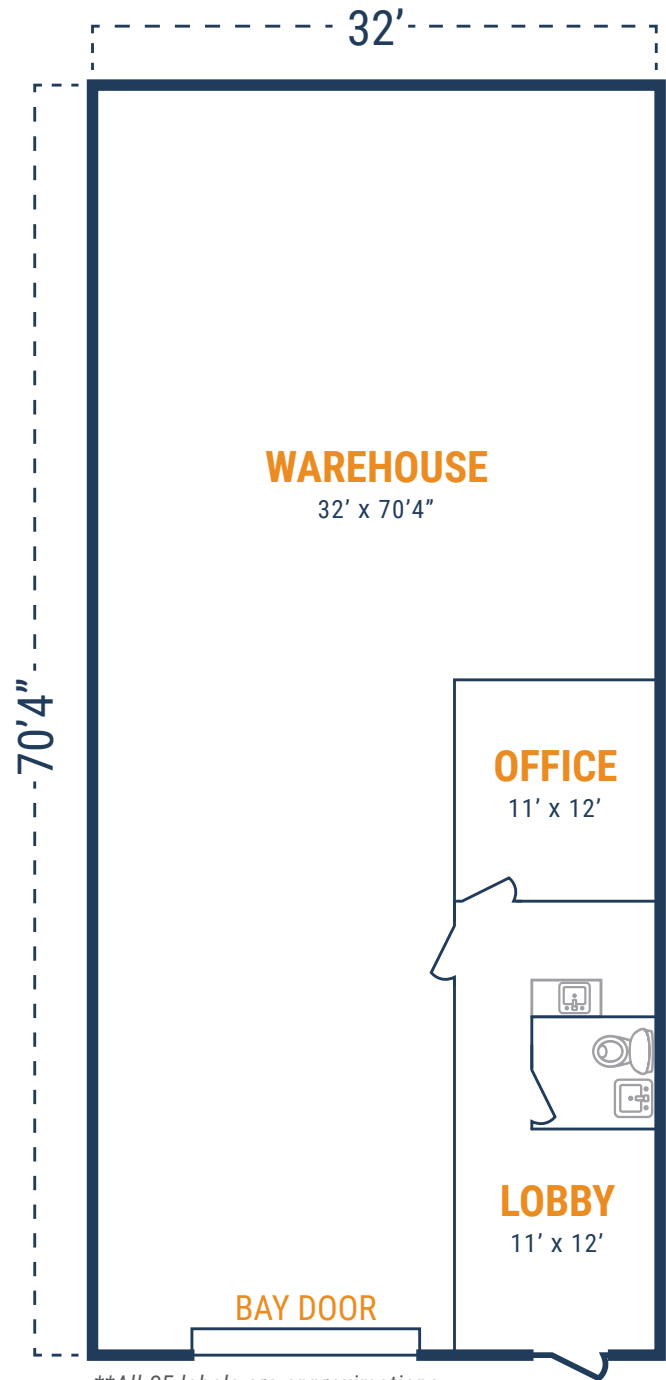
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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 2,251 SF Total Available
- » 443 SF Office
- » 1,808 SF Warehouse
- » (1) 12' x 14' Grade Level Door



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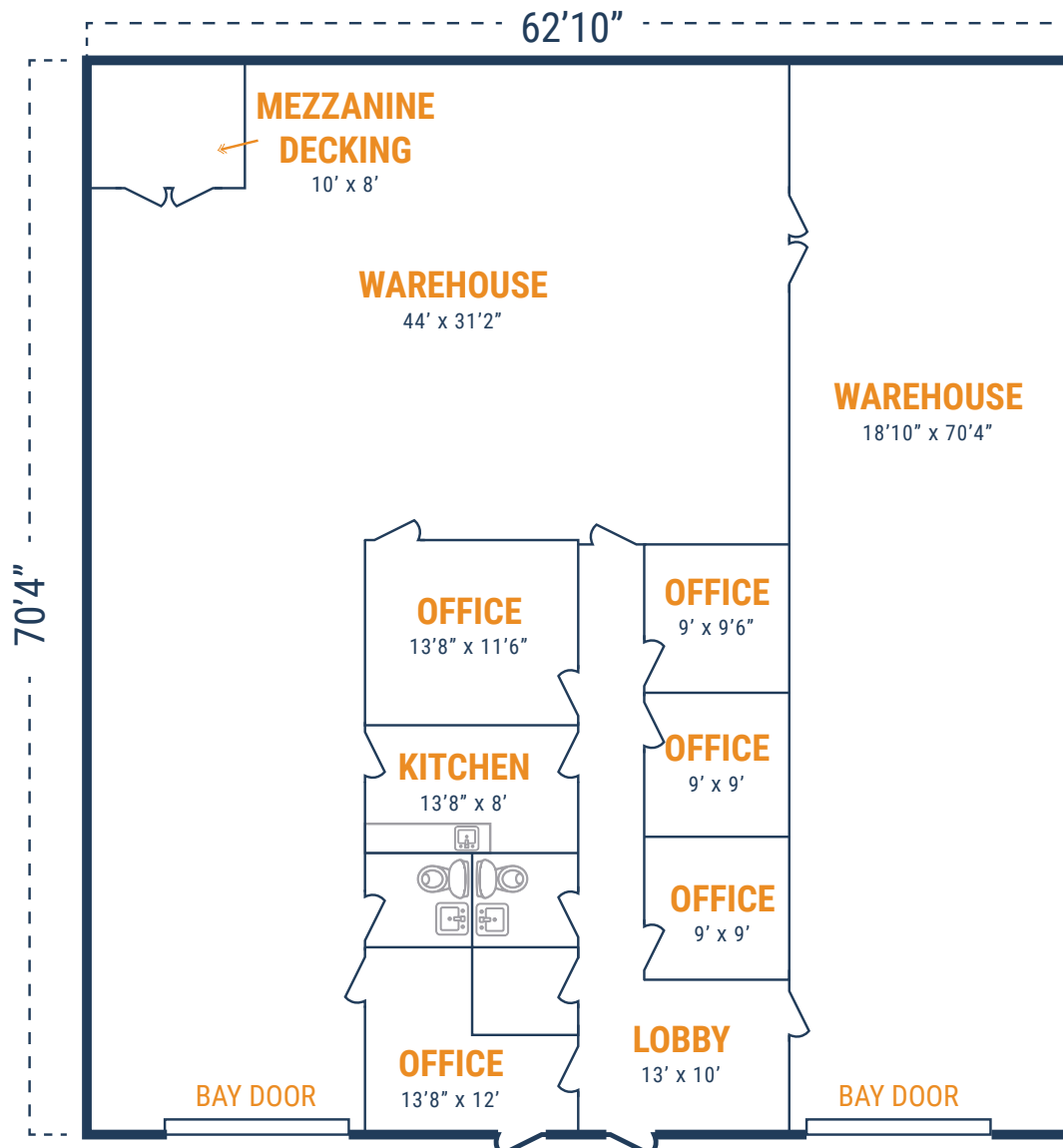
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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 4,432 SF Total Available
  - » 1,242 SF Office
  - » 3,190 SF Warehouse
- » (2) 12' x 14' Grade Level Doors



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