

HERO PHOTO

Exterior or aerial · from the 10/12 shoot

MAGNOLIA, TEXAS · MONTGOMERY COUNTY

32411 Tamina Rd

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

7,830

SQUARE FEET

2024

YEAR BUILT

3

SUITES, ONE BLOCK

3/31/31

TERM THROUGH

THE SPACE

A **7,830 SF block of 2024-built flex** on Tamina Rd, offered as a sublease through March 2031. Three contiguous suites, each with a private entrance, finished office, restroom and roll-up door, taken as one block.

ADDRESS	32411 Tamina Rd, Suites D, E & F 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 Built 2024 · two stories
LOADING	Roll-up door per suite · grade level
TERM	Sublease through 3/31/2031
STRUCTURE	NNN · landlord retains structural and roof
TO CONFIRM	Clear height · office SF · power · parking

- Private entrance to each suite
- Finished office and restroom in each
- Roll-up door per suite
- Minutes from I-45, FM 1488 and Woodlands Pkwy

SUBLEASE RATE

\$13.50/SF/YRNNN, plus estimated
\$4.69/SF/yr operating
expensesApprox. **\$11,869/month**

WHY THIS ONE

- 2024 construction at a sublease rate
- Landlord carries structural and roof, not the tenant
- Three private entrances in one contiguous block

SCAN FOR PHOTOS,
VIDEO AND FULL DETAILS**Jacob Dow**

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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. Suited to contractors, trades, service companies and light assembly users who need finished office in front and working warehouse behind.

AERIAL • PARK AND SITE CONTEXT

FRONT ELEVATION

WAREHOUSE BAY

ROLL-UP DOOR / LOADING

FINISHED OFFICE

THE LOCATION

Tamina Rd sits between I-45 and FM 1488 in Magnolia, inside the Montgomery County growth corridor that has absorbed most of the area's new flex construction. At three buildings and 21,075 SF, a tenant here is not sharing a loading court with a 100,000 SF distributor.

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

FM 1488

To confirm

I-45

To confirm

Woodlands Pkwy

To confirm

SH 249 (Tomball)

To confirm

Bush Intercontinental (IAH)

To confirm

MAPBOX LOCATION MAP

Site, park layout and corridor context



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BROKERED BY

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COMMERCIAL

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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. Dow Real Estate Group · CB&A Commercial.

FOR SUBLEASE • 7,830 SF • MAGNOLIA, TEXAS