

2810 LOUETTA ROAD
SPRING (77388)

FOR LEASE

Karen Plaza

2810 Louetta Road, Spring, Texas 77388

Suite 8-

1,225 SF

Warehouse Space,
Modified Gross Lease

- 1,225 SF approx.
- \$1.30 SF/month
- Rent includes water, dumpster & electricity
- Zero NNN Fees
- Non-climate-controlled warehouse with 2 overhead doors, & 1 RR.



 **Third Generation**
DEVELOPMENT, LP

Contact:

Joe Palumbo (281) 609-7114

E-Mail: office@3rdgd.com

Suite 8

Warehouse Suite for Lease – Approximately 1,225 SF

This approximately 1,225 SF warehouse suite features a non-climate-controlled warehouse, two (2) 10' x 10' overhead roll-up doors, and one private restroom. The current tenant has constructed two office spaces within the warehouse, one of which encloses an overhead door. Under the terms of the current lease, the tenant is required to restore the suite to its original configuration prior to vacating. However, if these office improvements meet the needs of the incoming tenant, ownership may elect to leave them in place.

Lease Rate: \$1.30 per SF per month

Monthly Rent: \$1,592.50

Monthly rent includes:

- Water
- Electricity
- Dumpster service

Electricity is connected to the property's house meter. If monthly electrical usage exceeds the property's historical average by more than \$100 per month, the tenant will be responsible for the excess charges.

Tenant is responsible for:

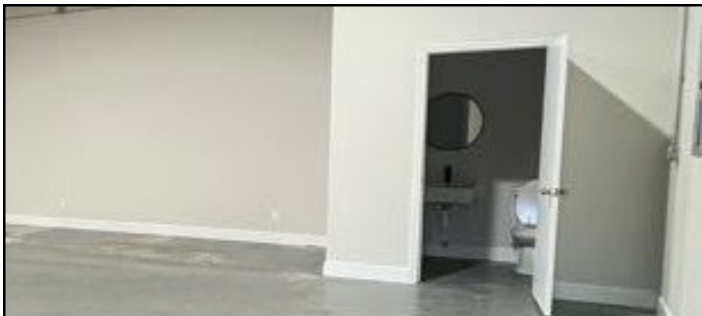
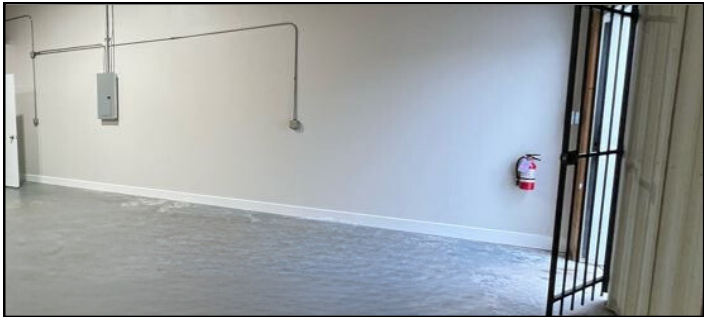
- Interior security
- Interior pest control
- Janitorial services
- Internet/Wi-Fi

Lease Terms:

- Minimum 36-month lease term
- First month's rent and a security deposit equal to the last month's rent are due upon lease execution
- Standard commercial background screening is required for both the business entity and the individual guarantor

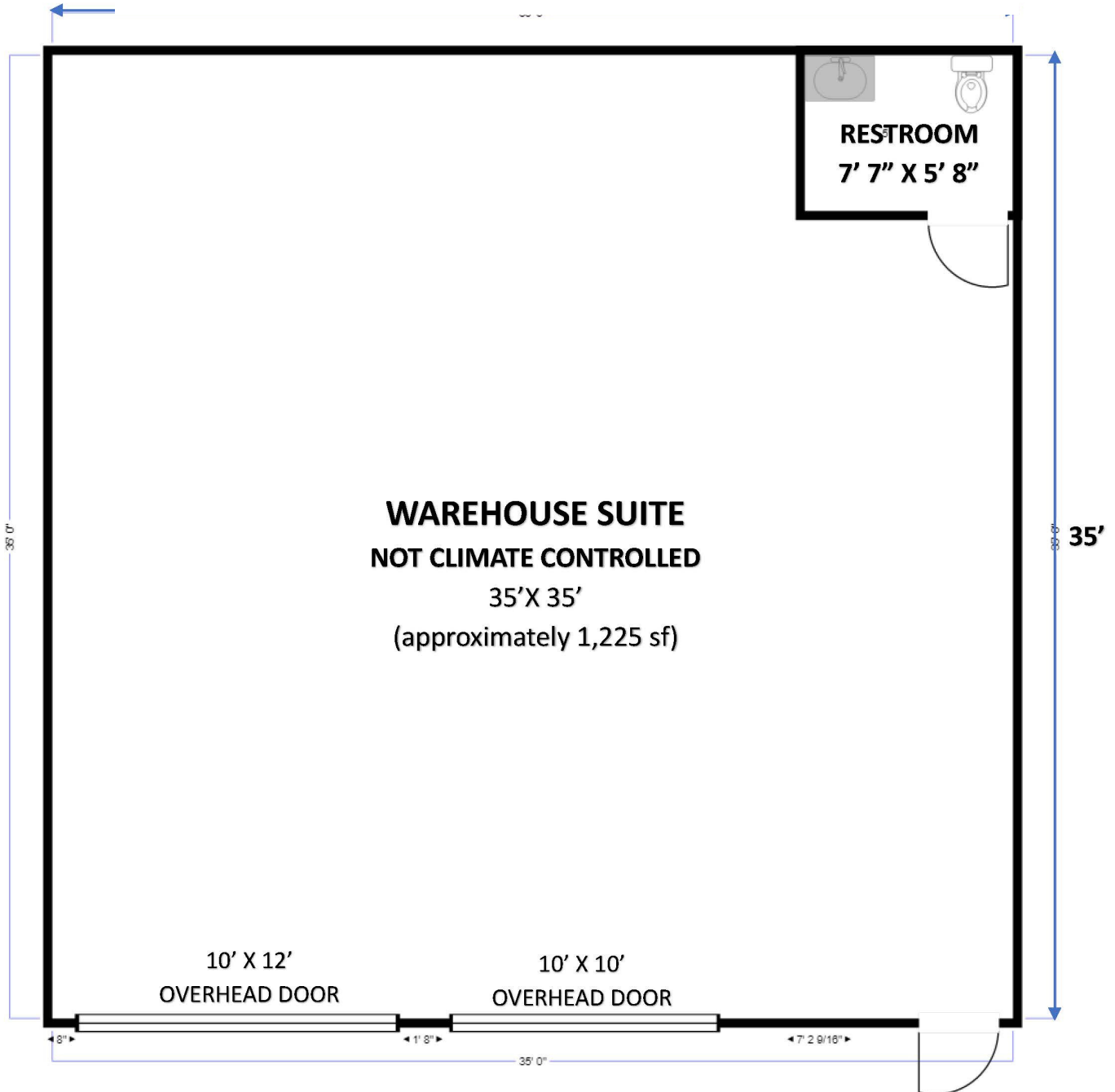
KAREN PLAZA





KAREN PLAZA

2810 Louetta Rd., Suite 8 (Warehouse Space), Spring, TX 77388
(Approximately 1,225 SF)



*All Measurements Are Approximate