

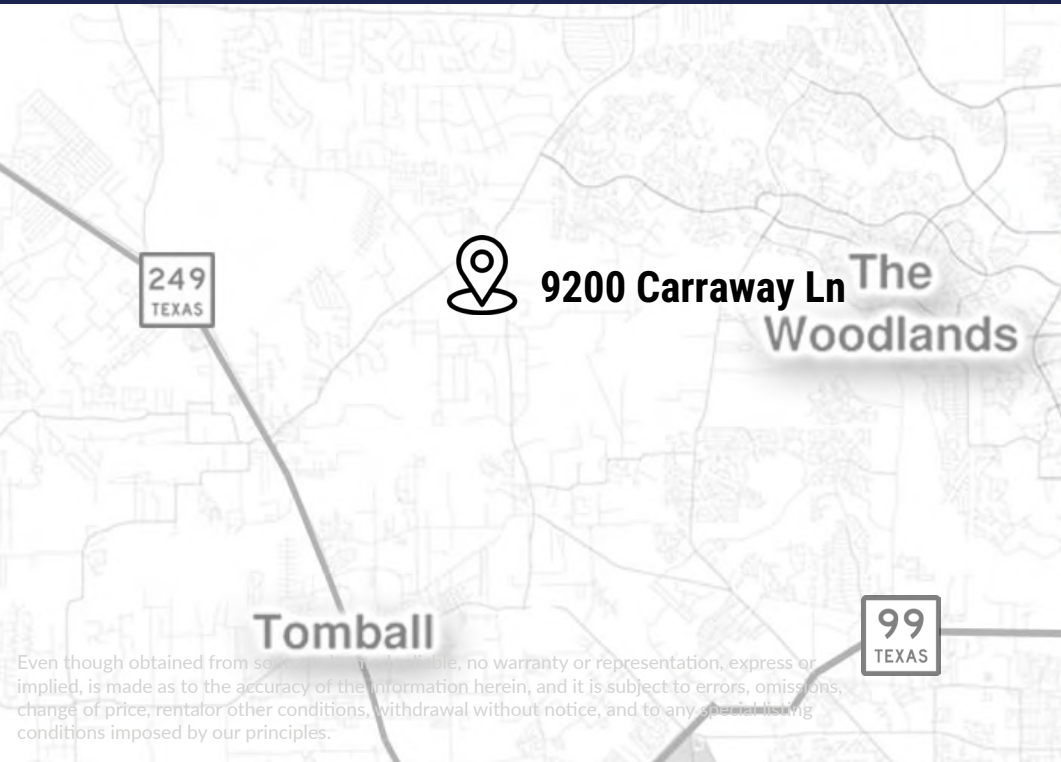
9200 Carraway Lane

Magnolia, Tx 77354

For Sale or Lease



NEWCOR



9200 Carraway Ln The Woodlands

Industrial Office/Warehouse

Building Square Footage: 2,400-40,000

Acerage: ±14.13 Acres

Utilities: Water and Sewer

Sale Price: \$150/SF for Shell Delivery

Lease Rate: \$1.25/SF plus \$.25 est. Opex

Estimated Delivery: Q3 2025

Features:

- Deed restricted business park
- No flood plain
- Single or multi-tenant
- 2 miles south of Woodlands Parkway
- Build to suit or design build
- Frontage: 760' on Carraway Lane
- Easy access to FM 2978

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