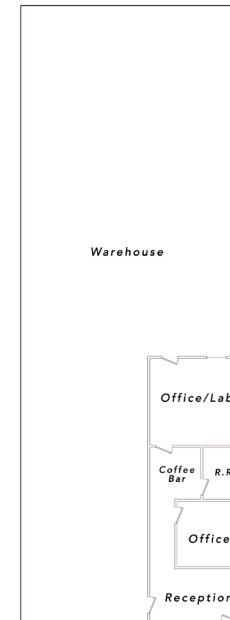


COX ROAD

BUSINESS PARK

11200 Cox Road, Unit B, Conroe, TX 77385
FOR LEASE | 3,000-12,000 SF OFFICE/WAREHOUSE



3,000 SF Total

12' x 16' Door

1.3 mi from I-45N & Woodlands Pkwy

600 SF Office

50' Truck Aprons

Locally Owned/Managed

208/120 3 Phase Power

21' Clear Height

\$12.00 PSF/yr NNN/ \$3.00 PSF/yr
OPEX Est. (2025)

RifleCRE

NICK TERRY, SIOR, CCIM | MANAGING PARTNER
832.479.2500 | nick@riflere.com

LONDON COKER | ASSOCIATE
832.919.7904 | landon@riflere.com