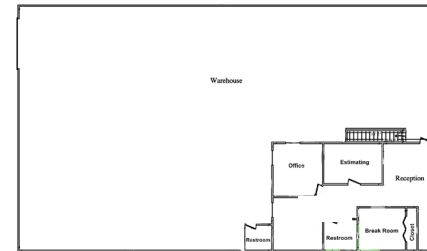


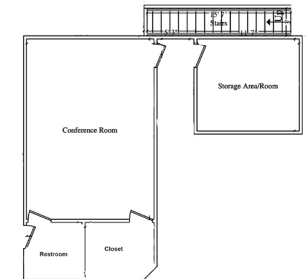
# COX ROAD

BUSINESS PARK

11200 Cox Road, Suite A2, Conroe, TX  
FOR LEASE | 6,400 SF OFFICE/WAREHOUSE



1ST FLOOR OFFICE/WAREHOUSE



2ND FLOOR BONUS OFFICE  
(400 SF)

6,000 SF Office/Warehouse + 400 SF Bonus Office

2,000SF Office/ 4,000SF Warehouse

3-Phase Power

Three (3) 12' x 16' Doors

50' Truck Aprons

18' Eave Height, 21' Clear Height

1.3 Miles from I-45n & Woodlands Pkwy

Locally Owned/Managed

\$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

LANDON COKER | ASSOCIATE  
832.919.7904 | landon@riflere.com