



For Sale

±22,300 s.f. on 2.03 acres available for sale

Property features:

- Total building size: ±22,300 s.f.
- Office area: ±1,800 s.f.
 - Private offices
 - Conference room
 - Break area
 - Restrooms
- Land area: ±2.03 acres
- Building is 100% HVAC
- One (1) grade level door
- Fully insulated
- **Parking:** Approximately 100 spaces
- Located in an established business park
- Water well and septic system
- Wired for 3 phase electric power
- Excellent access to Grand Parkway
- Former sports training facility
- Sale price: \$2,450,000

**22309 Gosling Rd
Spring, TX 77389**

Kevin A. Erck, SIOR

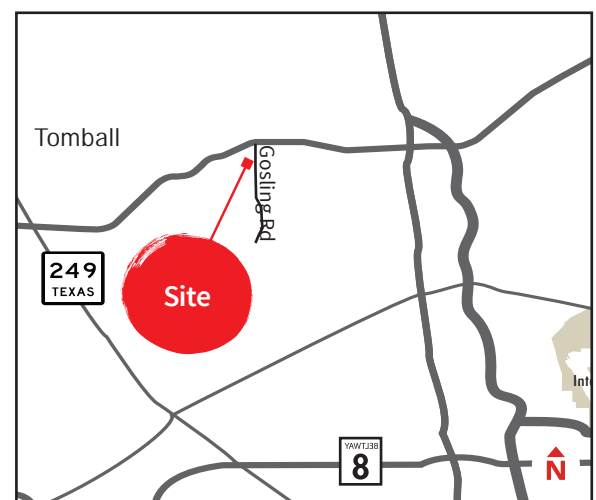
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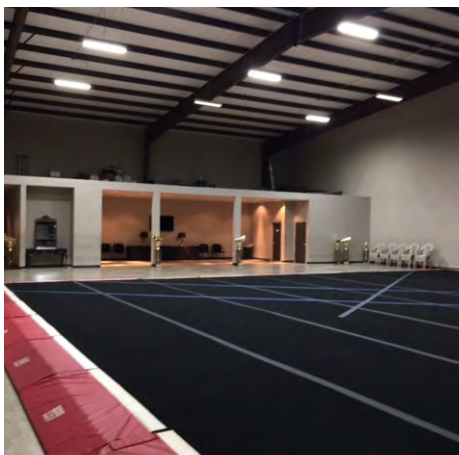
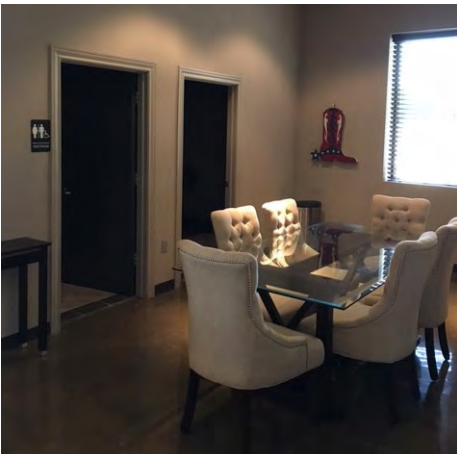
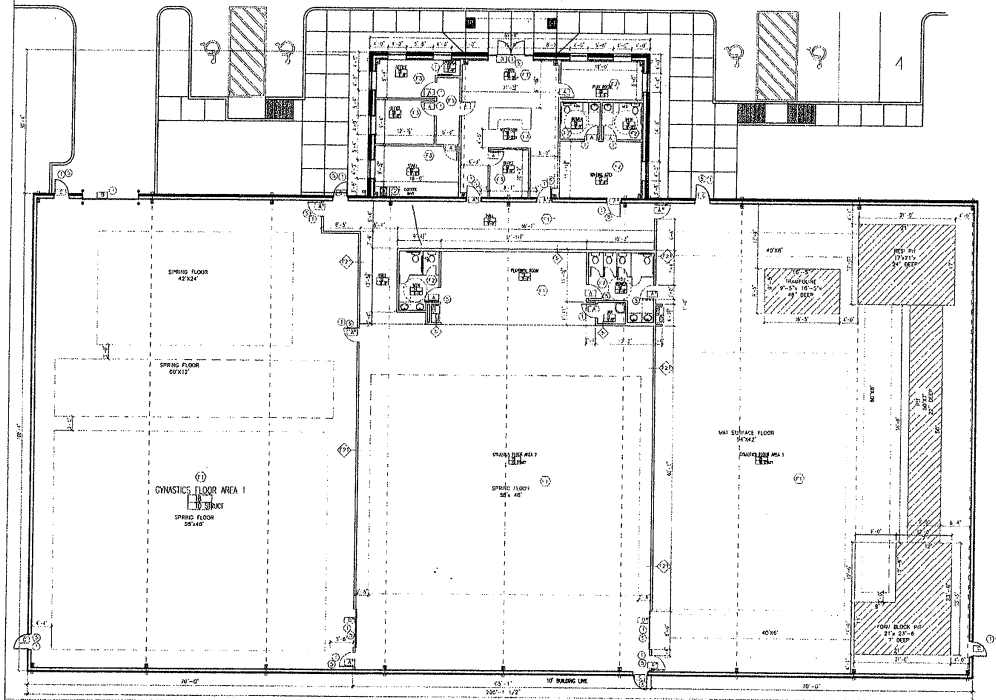
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Floor plan and photos:



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