

NOW LEASING · MAGNOLIA, TEXAS
RETAIL · OFFICE · WAREHOUSE

FOREST WEST BUSINESS PARK

33118 Forest West St. · Magnolia, TX 77354



Representative building elevation · retail / office storefront character

±51,460 SF

Eight buildings
on one park

22'-26'

Clear height
single-slope

\$15-\$22

Per SF / year
plus NNN

NOV 2026

Estimated
completion



FOR LEASING INFORMATION

Shelly Burke

Ignite Real Estate Group

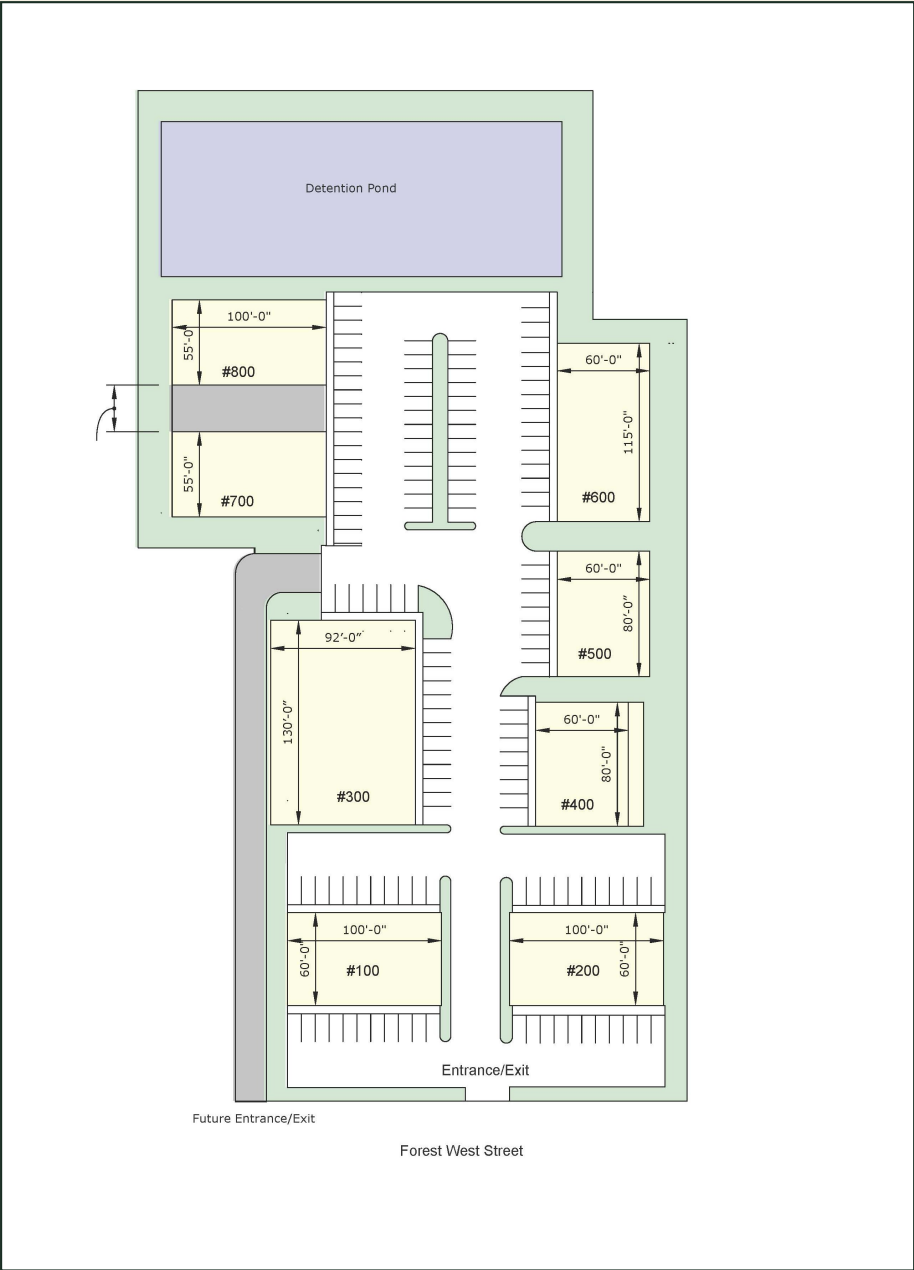
832-795-7433

burkerealtyllc@gmail.com

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IGNITE
REAL ESTATE GROUP



Highlights

- Great location in rapidly growing Montgomery County, TX.
- Minutes from The Woodlands, Montgomery, Conroe, and Tomball.
- Located 1/4 mile from FM 1488 on a busy road with new construction.
- Flexible spaces that can be subdivided or add a second level.

At a glance

PARK TOTAL
±51,460 SF

BUILDINGS
Eight flex buildings

CLEAR HEIGHT
22'–26' single slope

ASKING RENT
\$15–\$22 / SF / year + NNN

DELIVERY
November 2026 (est.)

ACCESS
Forest West Street

Building details

Bldg	Plan size	± SF	Use
#100	100' × 60'	6,000	Retail / office / warehouse
#200	100' × 60'	6,000	Retail / office / warehouse
#300	92' × 130'	11,960	Warehouse / flex (largest)
#400	60' × 80'	4,800	Retail / office / warehouse
#500	60' × 80'	4,800	Retail / office / warehouse
#600	60' × 115'	6,900	Retail / office / warehouse
#700	100' × 55'	5,500	Retail / office / warehouse
#800	100' × 55'	5,500	Retail / office / warehouse
TOTAL		51,460	Divisible suites available in every building