

AVAILABLE

INDUSTRIAL PROPERTY FOR LEASE

12720 CYPRESS VALLEY ROAD, CYPRESS, TX 77429

±7,650 SF Warehouse on ±0.58 AC | Cypress Valley Business Park



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PROPERTY HIGHLIGHTS

PROPERTY SIZE:

- Building Size: ±7,650 SF
- Office Size: ±1,079 SF
- Land Size: ±0.58 Acres
- ±1,079 SF Mezzanine Storage (Not Included in Bldg. Size SF)

PROPERTY FEATURES:

- New Construction in Business Park Setting
- Grade-Level Loading
- Power: 3-Phase, 480 Volt, 200 Amps
- Fully Insulated Metal Building w/ Standing Seam Roof
- Outside of 500 Year Floodplain
- 2021 NNN's Estimated at \$0.20/SF/Month
- Located Near 290 and Barker Cypress Road

LEASE RATE: \$1.00/SF/Month NNN



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