

13730 CYPRESS N. HOUSTON CYPRESS, TX 77429

FOR SALE OR LEASE - +/- 24,000 SF FULLY HVAC OFFICE WAREHOUSE ON
+/- 5.49 ACRES (BUILDING MAY BE SOLD/LEASED ON +/- 3.75 ACRES)



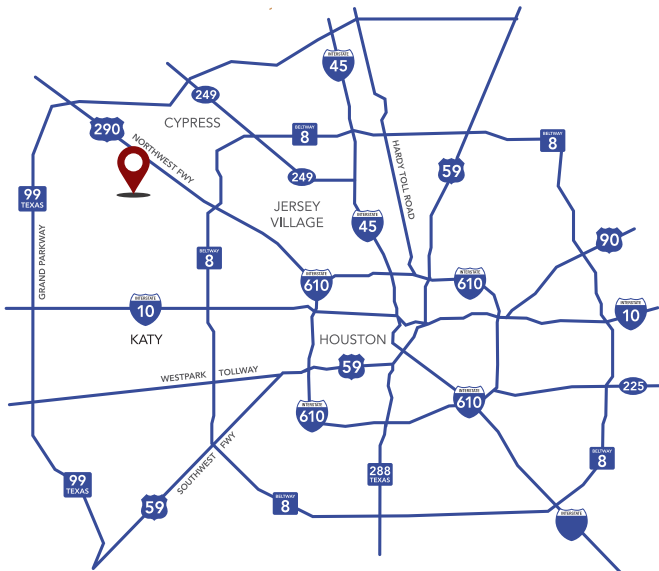
PROPERTY DETAILS

INDUSTRIAL WAREHOUSE

- » +/- 24,000 SF Office/Warehouse
- » +/- 4,500 SF Office
- » Air conditioned machine shop/warehouse
- » Approximately 130 parking spaces
- » 16' Clear Height
- » Heavy Power: 1 service of 3 phase 480 Volts 1,000 amps and a second service of 3 phase 480 volts 1,200 amps 2,200 Amps Total
- » Dock High and Grade Level loading
- » Frontage, visibility, and signage on both streets
- » Additional acreage for future expansion/development
- » Great Access to US 290, SH 249, Beltway 8 and Grand Parkway

PAD SITES (Fronting Huffmeister Road)

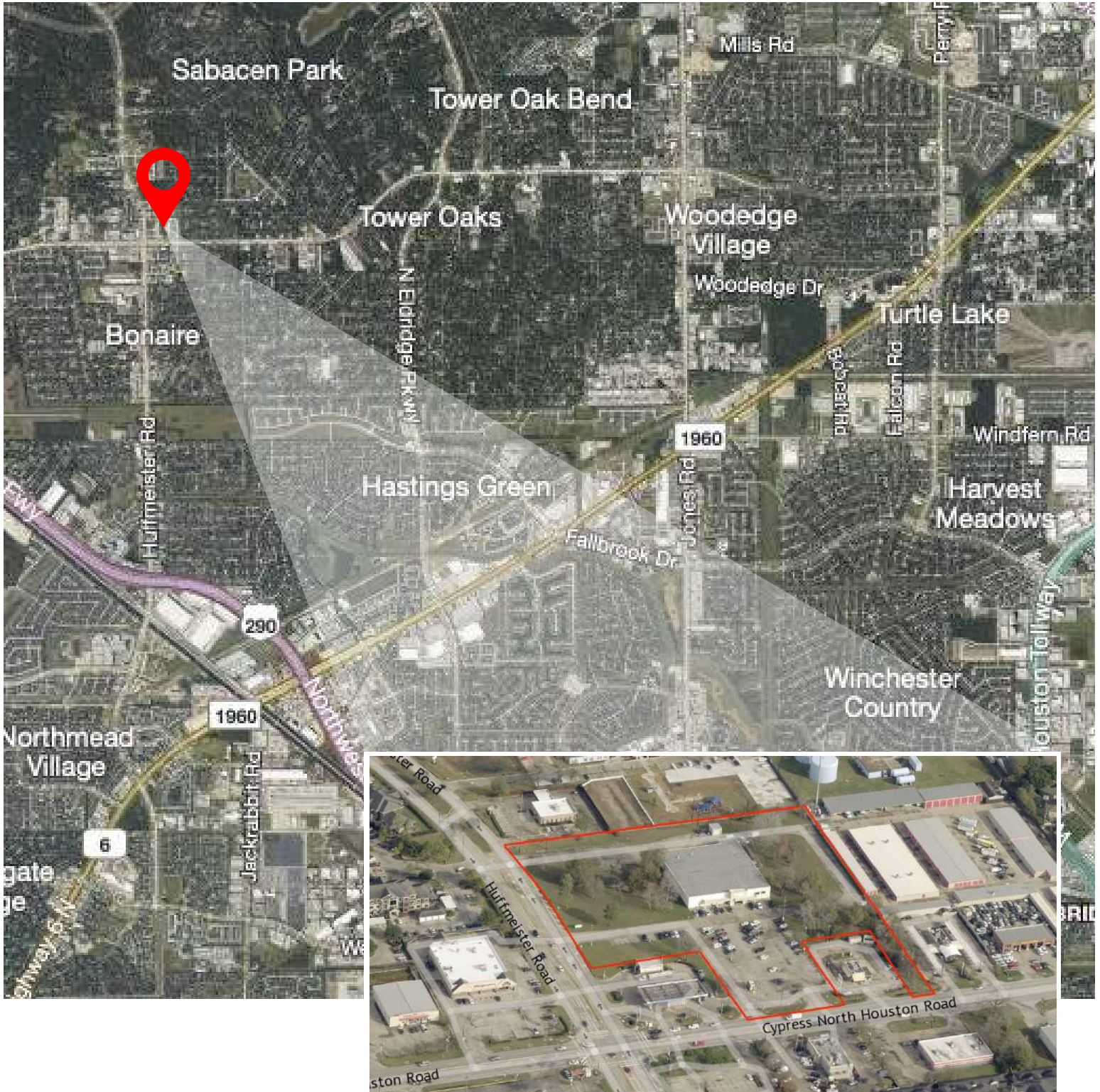
- » +/- 1.74 Acres Total
- » Flexible acreage/site planning
- » Desirable Northwest Houston submarket with Great Redevelopment Opportunity
- » Located at the signalized corner of Cypress N. Houston and Huffmeister
- » Frontage and visibility (398' ft. on Huffmeister)
- » 2 curb-cuts in place on both streets
- » Out of flood plain and full utilities



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PROPERTY LOCATION



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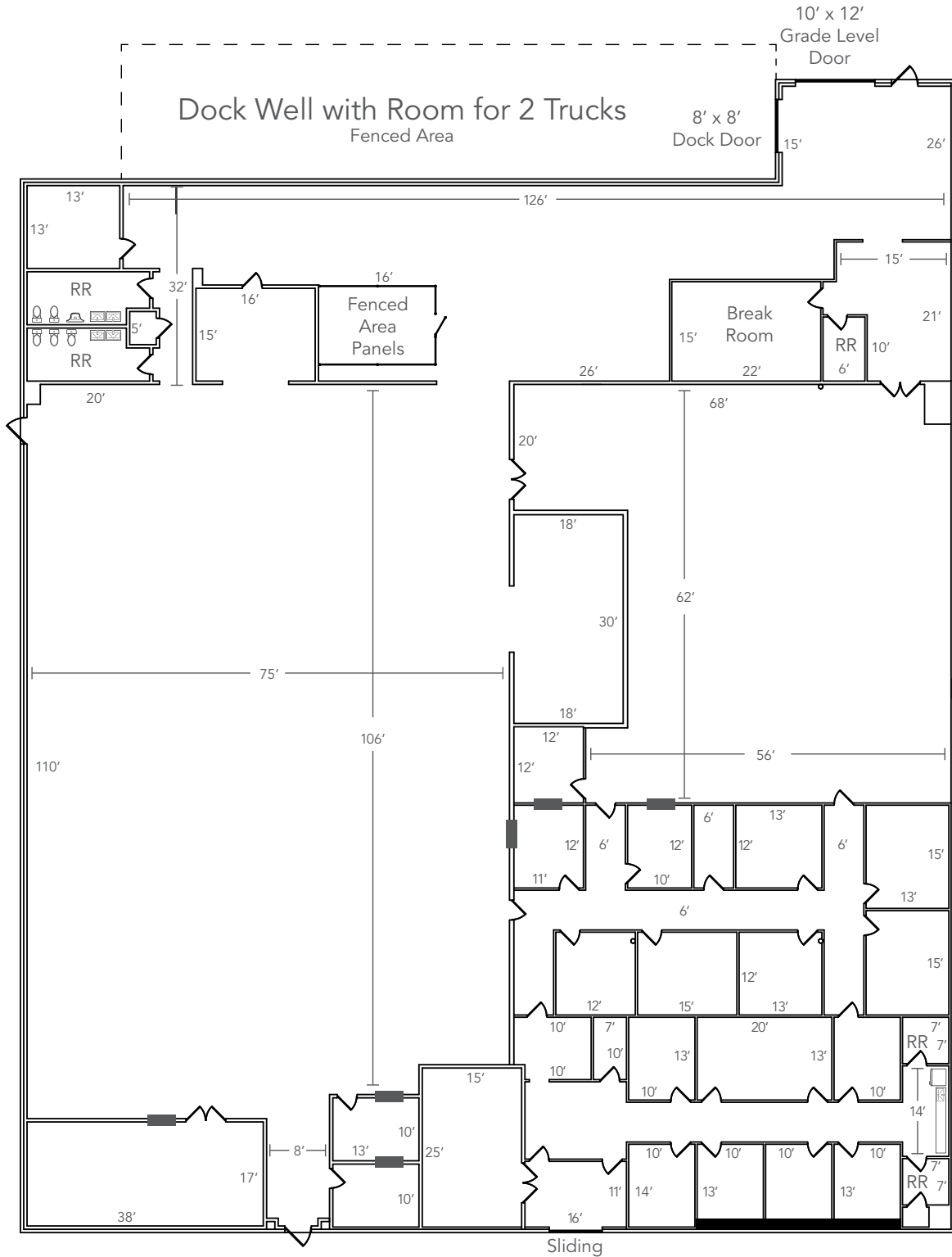
AERIALS



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FLOOR PLAN



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PROPERTY PHOTOS



LOADING AREA



A/C SHOP



MACHINE SHOP AREA



MACHINE SHOP AREA



OFFICE SPACE



FRONT RECEPTION AREA

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PROPOSED PAD SITES

