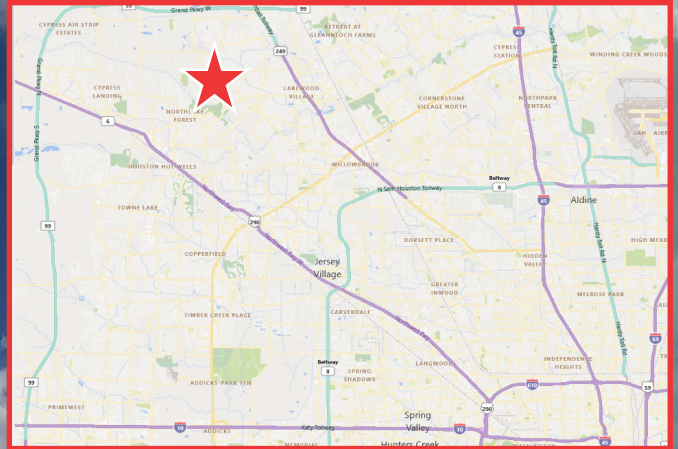


FOR SALE OR LEASE

Cypress Telge Business Center Phase II

16647 - 16711 Telge Road, Cypress, Texas

Six Freestanding Industrial Buildings



FOR SALE OR LEASE

Cypress Telge Business Center Phase II

16647 - 16711 Telge Road, Cypress, Texas
Six Freestanding Industrial Buildings

Building 3 - 16705 Telge Road

- ±11,900 SF building
- ±1.03 acres of land
- Metal construction with stone facade
- Office finish to suit
- 3 phase, 480 volt, 400 amps
- Grade level loading (truck well possible)
- Lease Rate: \$1.15/SF NNN
- Sale Price: \$1,725,500

Building 4 - 16711 Telge Road

- ±7,200 SF building
- ±0.74 acres of land
- Metal construction with stone facade
- Office finish to suit
- 3 phase, 480 volt, 400 amps
- Grade level loading (truck well possible)
- Lease Rate: \$1.25/SF NNN
- Sale Price: \$1,065,600

Building 5 - 16709 Telge Road

- ±4,800 SF building
- ±0.41 acres of land
- Metal construction with stone facade
- Office finish to suit
- 3 phase, 480 volt, 400 amps
- Grade level loading (truck well possible)
- Lease Rate: \$1.25/SF NNN
- Sale Price: \$720,000

Building 6 - 16707 Telge Road

- ±6,000 SF building
- ±0.53 acres of land
- Metal construction with stone facade
- Office finish to suit
- 3 phase, 480 volt, 400 amps
- Grade level loading (truck well possible)
- Lease Rate: \$1.25/SF NNN
- Sale Price: \$900,000

Main Front View

Building 7 - 16649 Telge Road

- ±7,200 SF building
- ±0.71 acres of land
- Metal construction with stone facade
- Office finish to suit
- 3 phase, 480 volt, 400 amps
- Grade level loading (truck well possible)
- Lease Rate: \$1.25/SF NNN
- Sale Price: \$1,065,600

Main Rear View

Building 8 - 16647 Telge Road

- ±4,500 SF building
- ±0.56 acres of land
- Metal construction with stone facade
- Office finish to suit
- 3 phase, 480 volt, 400 amps
- Grade level loading (truck well possible)
- Lease Rate: \$1.25/SF NNN
- Sale Price: \$675,000

Interior View

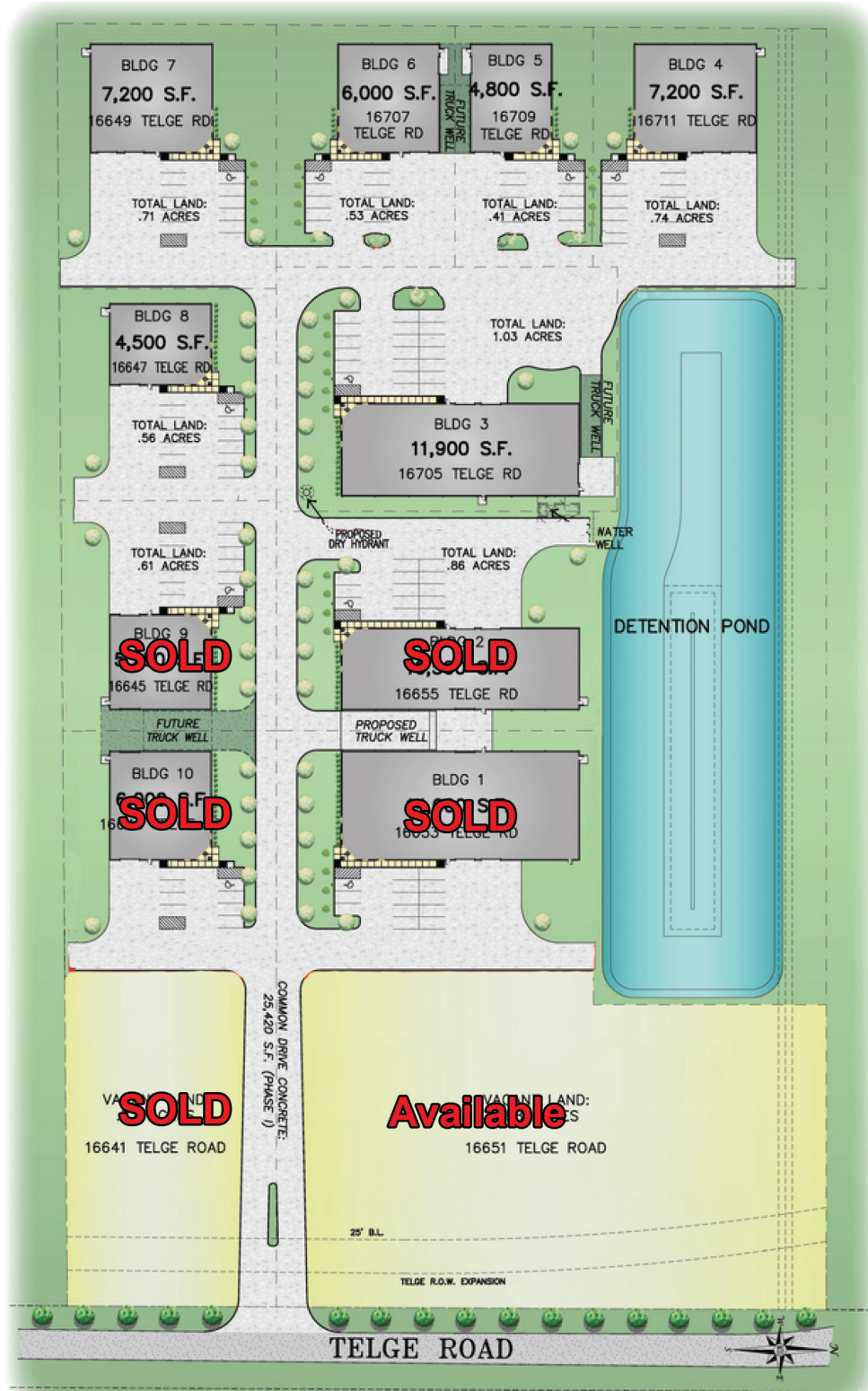
***Buildings Will be Shell Complete November 2022**

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FOR SALE OR LEASE

Cypress Telge Business Center Phase II

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