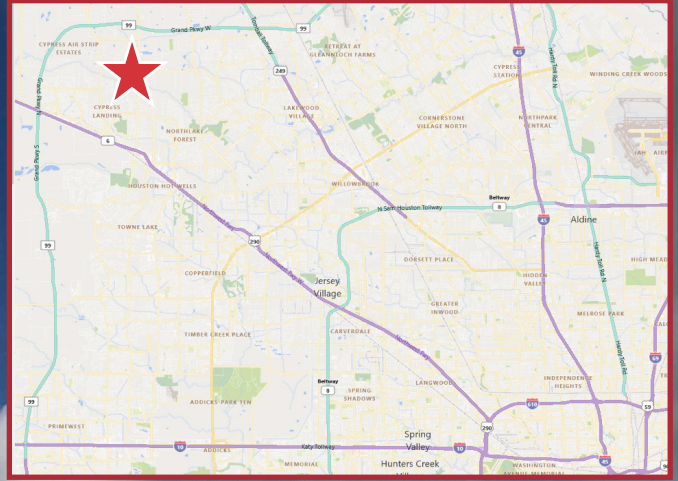


# FOR SALE OR LEASE CYPRESS TELGE BUSINESS CENTER PHASE II, CYPRESS, TX

Six Freestanding Industrial Buildings

*\*Not Actual Building*



FOR SALE OR LEASE  
**CYPRESS TELGE BUSINESS CENTER**  
**PHASE II, CYPRESS, TX**

---

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)
- Sale Price: \$1,392,300 (Shell building)
- Lease Rate: \$1.00/SF NNN

***\*Sale prices do not include office finish or warehouse lighting***

***\*\*Buildings Will be Shell Complete April 2022***

FOR SALE OR LEASE  
**CYPRESS TELGE BUSINESS CENTER  
PHASE II, CYPRESS, TX**

Six Freestanding Industrial Buildings

