

# FOR LEASE



## Business Park at FM 529

19005 FM 529 Rd  
Cypress, Texas 77433

LANDPARK

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)





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## Business Park at FM 529

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### PROPERTY DESCRIPTION

This beautifully constructed 4 star industrial and flex space property offers a truly unique real estate opportunity for businesses seeking a sophisticated and versatile space. With a prime location at 19005 FM 529 in the bustling city of Cypress, Texas, this property is ideal for companies looking for convenient access to major transportation routes and important business centers.

Boasting a whopping 120,385 square feet of total space available for lease, this property is perfectly suited for businesses of all sizes and industries. Featuring a flexible layout and functional design, it is ideally suited for a wide range of uses including manufacturing, warehousing, distribution, and more.

Flexible and customizable, this property can be easily adapted to meet the needs of any tenant, ensuring that your business can operate at maximum efficiency. With ample parking tenants will enjoy quick and easy access to the facility and will always be able to move products and staff in and out with ease.

The location provides easy access to major highways and airports, making it a prime location for businesses that require national and international reach. With access to a prime location and expansive space, this real estate opportunity will not last long. Don't miss out on your chance to lease this exceptional industrial and flex space property in Cypress, Texas.

### For More Information

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**LandPark Commercial**

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### PROPERTY HIGHLIGHTS

- Modern industrial finishes
- Newly constructed
- Monument Signage Available
- 3 Phase power
- ± 14' Eave Height
- Four - 12'x12' Grade - Level Doors
- Excellent visibility and accessibility off FM 529 Rd

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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## SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Bldng 9 - 9G	1,486 SF	\$13.00 (sf/yr + NNN)
Bldng 8 - 8F	1,486 SF	\$12.00 (sf/yr + NNN)
Bldng 7 - 703	5,950 SF	\$11.00 (sf/yr + NNN)
Bldng 6 - 6D	1,486 SF	\$13.00 (sf/yr + NNN)
Bldng 3 - 301	2,500-5,000 SF	\$12.00 (sf/yr + NNN)
Bldng 2 - 203	1,750 SF	\$12.00 (sf/yr + NNN)
Bldng 2 - 206	1,750 SF	\$12.00 (sf/yr + NNN)

## Availability





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Site Plan



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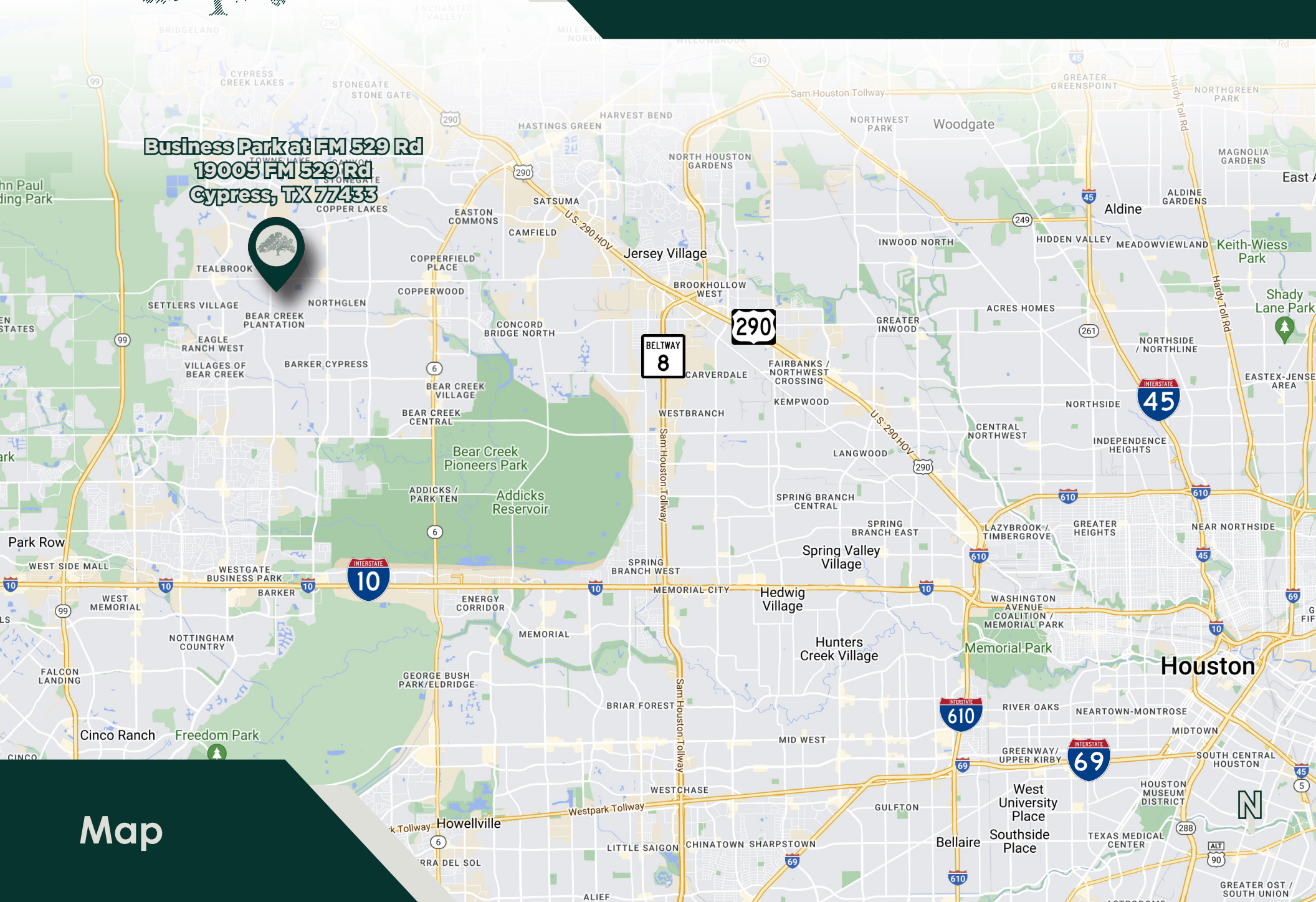
Photos



# LANDPARK

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**Cypress, TX 77433**



Map





**Information About Brokerage Services**  
*Texas law requires all real estate license holders to give the following information about  
brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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