

**Woodworth Business Park - 12015 Woodworth Dr. in Cypress, TX.**



**Suite A = 3,088 total sq ft. Incl 475 sq ft office build out= LEASED**

**Suite B = 3,088 total sq ft. Incl 475 sq ft office build out= \$4,324 per mo.**

**Suite C = 3,088 total sq ft. Incl 475 sq ft office build out= LEASED**

**Suite D = 3,088 total sq ft. Incl 475 sq ft office build out= LEASED**

**Suite E = 6,175 total sq ft. Incl 935 sq ft office build out= \$8,337 per mo.**

**WBP Industrial Gross rate= \$1.35- \$1.40 per SF per month. NO NNN or Cam.  
Gross rate INCLUDES move in ready standard office/ warehouse build out.  
Finished warehouse electrical and lighting. And normal water usage. The  
rent you see is the rent you pay. No surprises at the end of the year!**

***475- 935 SF finished out office space  
Fully insulated- 14' x 14' overhead doors  
22' front 20' rear eave height- 65' deep***

***300- 400 amps 3 Phase 120/208 power  
warehouse electrical and lighting  
grey/ galvanized steel- rear skylight***

**For more information and pictures visit LoopNet.com Listing ID- 20403166  
Move in ready- call (832) 969-6785 or email [kevinedgewaterinc@att.net](mailto:kevinedgewaterinc@att.net)**