

FOR SALE OR LEASE

6,750 – 27,500 SF Available
11 Freestanding Distribution Buildings



SHAW ROAD BUSINESS PARK

18909 Shaw Rd, Cypress, TX 77429

Colliers

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SHAW ROAD BUSINESS PARK

This state-of-the-art industrial development is located near the intersection of Highway 249 and the Grand Parkway. Situated in Cypress, Texas, the park benefits from strong demographics, a sizeable workforce, and close proximity to numerous amenities. The development consists of 11 freestanding buildings ranging in sizes from 6,750 up to 27,500 SF. The buildings will feature heavy power, up to 1,000 amps, tiltwall construction, and ESFR sprinkler systems. The park is poised to service companies seeking convenient access to the Houston MSA as well as other markets in the Texas Triangle.

- 10.01 Acre Deed Restricted Business Park
- Availabilities ranging from 6,750 - 27,500 SF
- 200 up to 1,000 amps power
- Building for sale or lease
- Build-to-Suit offices
- Convenient access to the Grand Parkway via Shaw Road
- Regional detention
- Utilities provided
- Outside of 100 and 500 year floodplains




1.9 MILES
Highway 249


23.7 MILES
Bush IAH Airport


30.9 MILES
Downtown Houston


37 MILES
Port of Houston

SITE PLAN



AVAILABLE
 SOLD/LEASED

SHAW ROAD

1 7,125 SF
 10% Office (to suit)
 200 Amps
 (1) 12' x 14' Grade level door
 18' Eave height
 LED Warehouse lighting
 Sales Price: \$172 PSF
 Lease Rate: \$1.30 NNN
 OPEX: \$0.283

2 9,500 SF
 10% Office (to suit)
 400 Amps
 (2) 12' x 14' Grade level doors
 18' Eave height
 LED Warehouse lighting
 Sales Price: \$176 PSF
 Lease Rate: \$1.35 NNN
 OPEX: \$0.283

3 7,600 SF
 10% Office (to suit)
 400 Amps
 (1) 12' x 14' Grade level door
 18' Eave height
 LED Warehouse lighting
 Sales Price: \$172 PSF
 Lease Rate: \$1.30 NNN
 OPEX: \$0.283

4 9,500 SF
 10% Office (to suit)
 400 Amps
 (2) 12' x 14' Grade level doors
 18' Eave height
 LED Warehouse lighting
 Sales Price: \$172 PSF
 Lease Rate: \$1.30 NNN
 OPEX: \$0.283

5 11,000 SF
10-Ton crane ready
 10% Office (to suit)
 400 Amps
 (3) 14' x 16' Grade level doors
 29' Eave height
 LED Warehouse lighting
 Sales Price: \$176 PSF
 Lease Rate: \$1.35 NNN
 OPEX: \$0.283

6 6,750 SF
SOLD
 706 SF Office
 200 Amps
 (2) 12' x 14' Grade level doors
 18' Eave height
 LED Warehouse lighting

7 6,750 SF
 706 SF Office
 200 Amps
 (2) 12' x 14' Grade level doors
 18' Eave height
 LED Warehouse lighting
 Sales Price: \$172 PSF
 Lease Rate: \$1.30 NNN
 OPEX: \$0.283

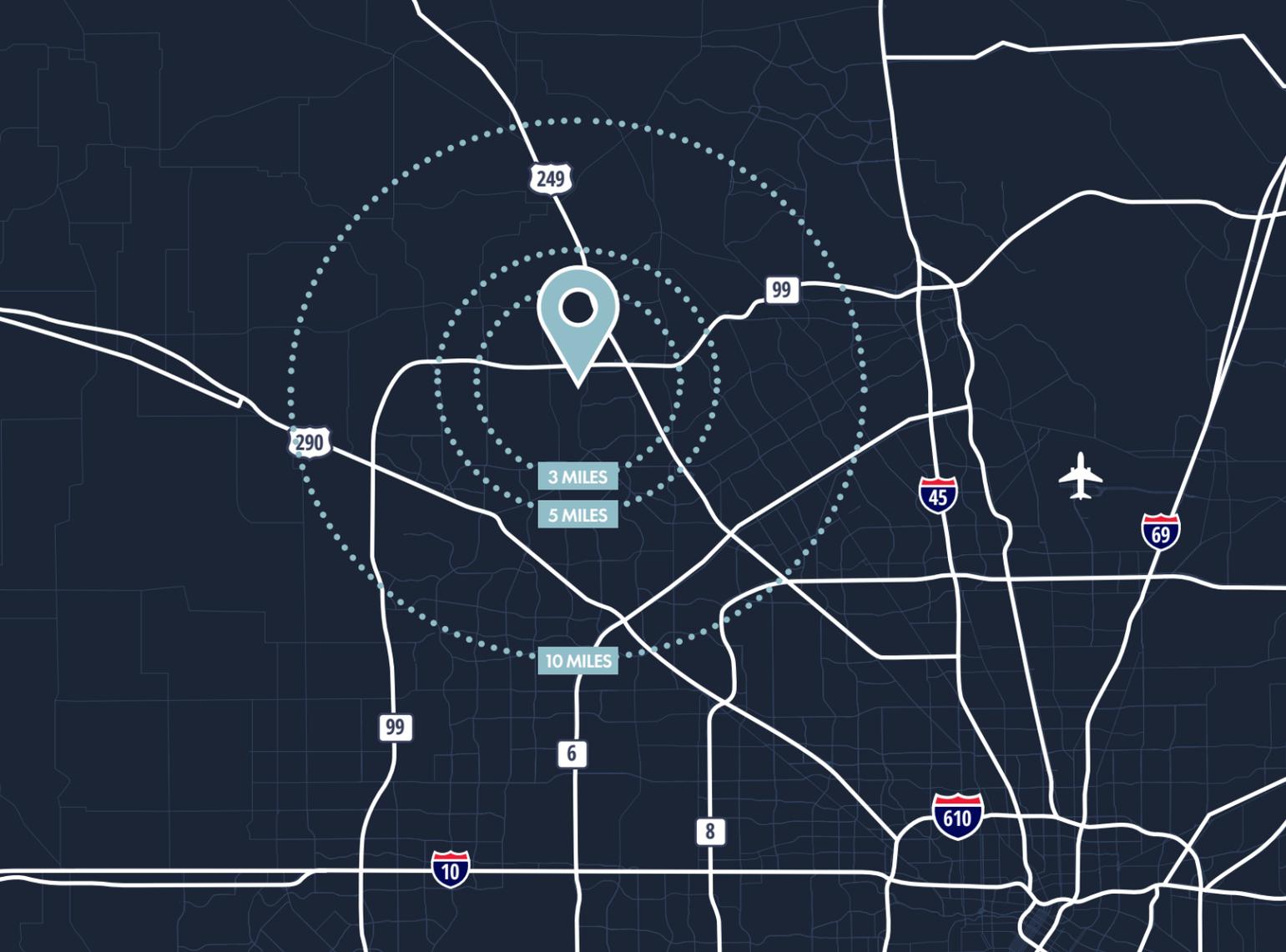
8 6,750 SF
 10% Office (to suit)
 200 Amps
 (2) 12' x 14' Grade level doors
 18' Eave height
 LED Warehouse lighting
 Sales Price: \$172 PSF
 Lease Rate: \$1.30 NNN
 OPEX: \$0.283

9 6,750 SF
 10% Office (to suit)
 200 Amps
 (2) 12' x 14' Grade level doors
 18' Eave height
 LED Warehouse lighting
 Sales Price: \$172 PSF
 Lease Rate: \$1.30 NNN
 OPEX: \$0.283

10 27,500 SF
20-Ton crane ready
 10% Office (to suit)
 1,000 Amps
 (4) 14' x 16' Grade level doors
 29' Eave height
 LED Warehouse lighting
 Sales Price: \$165 PSF
 Lease Rate: \$1.05 NNN
 OPEX: \$0.283

11 11,000 SF
SOLD
 1,954 SF Office
 400 Amps
 (2) 14' x 16' Grade level doors
 27' Eave height
 LED Warehouse lighting

RENDERINGS



Labor

3 MI
10,894
Total Employees

5 MI
41,083
Total Employees

10 MI
208,025
Total Employees



Consumers

3 MI
59,358
Total Population

5 MI
157,101
Total Population

10 MI
720,197
Total Population



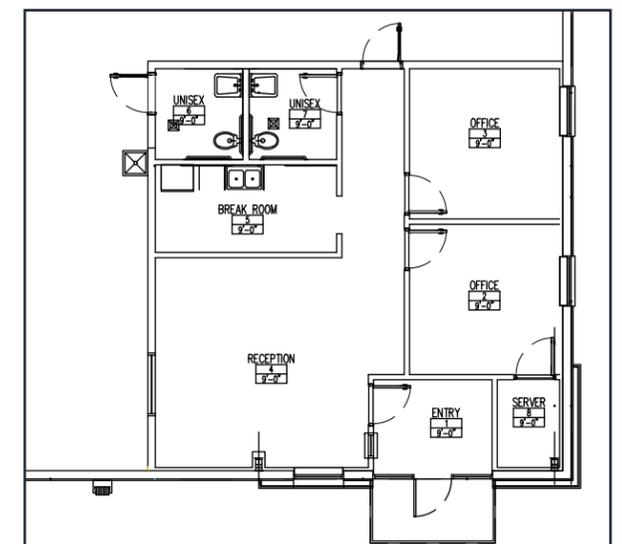
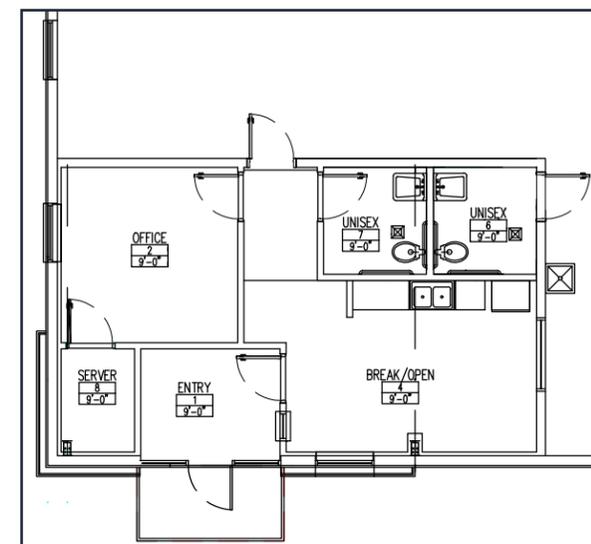
Businesses

3 MI
1,356
Total Businesses

5 MI
5,030
Total Businesses

10 MI
24,348
Total Businesses

SAMPLE OFFICE PLANS



SHAW ROAD BUSINESS PARK

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