



**CYPRESS CREEK  
DISTRIBUTION  
CENTER**

# CYPRESS CREEK DISTRIBUTION CENTER

**9910 Cypress Creek Parkway  
Houston, TX 77070**



**VIDEO TOUR HERE**

**±116,903 SF Available - Pre-Finish TI: Spec Office & LED**



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**CREATION** REPE

**LGE** | DESIGNBUILD

 **PGIM** REAL ESTATE

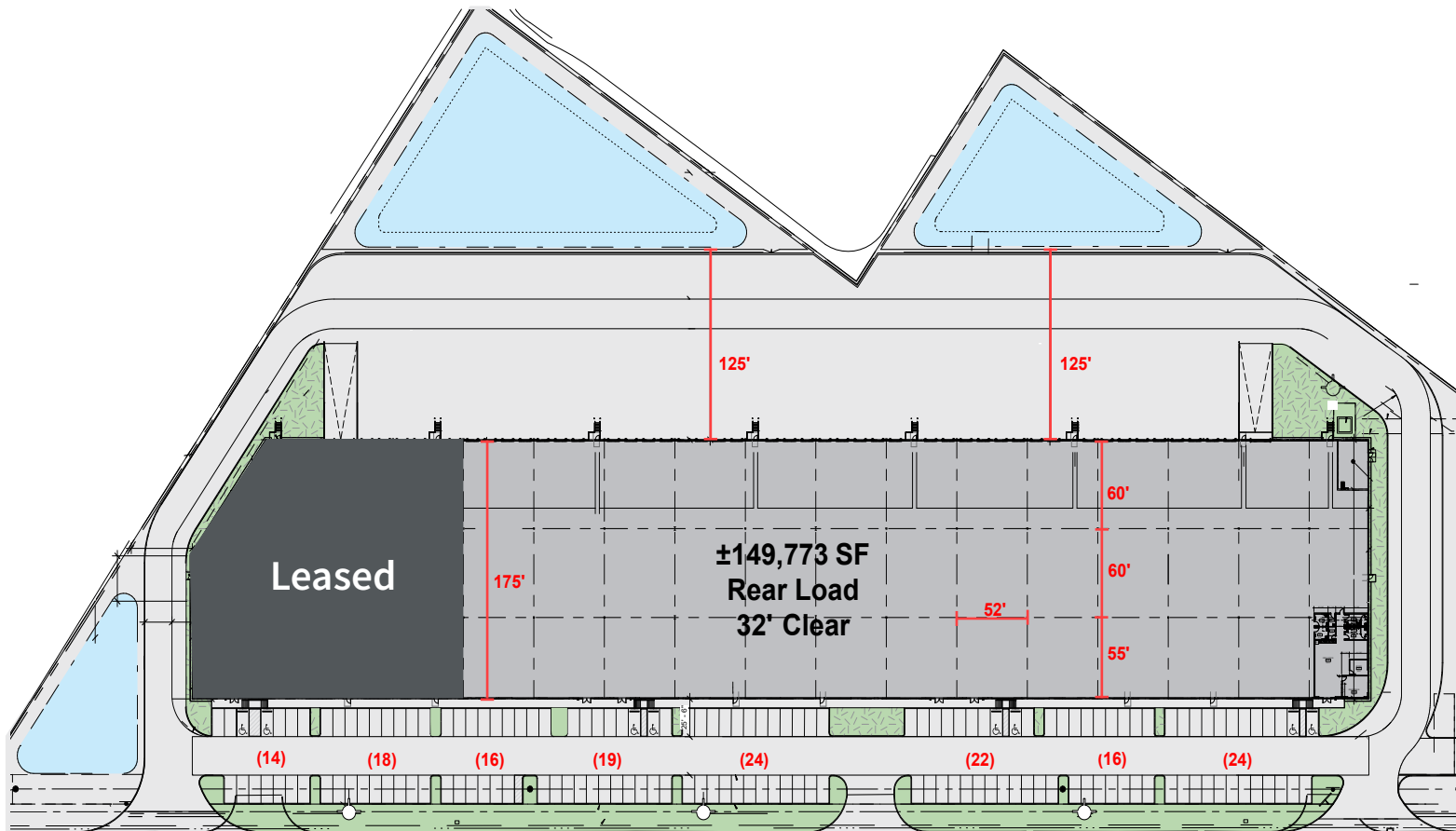
# BUILDING SITE PLAN

## SPEC OFFICE & LED LIGHTS

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### BUILDING SPECIFICATIONS

Building Size:	±149,773 SF
Available SF:	±116,903 SF
Pre-finish:	±2,363 SF
Configuration:	Rear Load
Sprinkler:	ESFR
Building Depth:	175'
Clear Height:	32'
Typical Bay:	52' x 60'
Speed Bays:	60'
Dock Doors:	42 (9' x 10')
Ramp:	2 (14' x 16')
Parking Spaces:	153 Spaces
Truck Court:	125'
Contact Brokers for Pricing	

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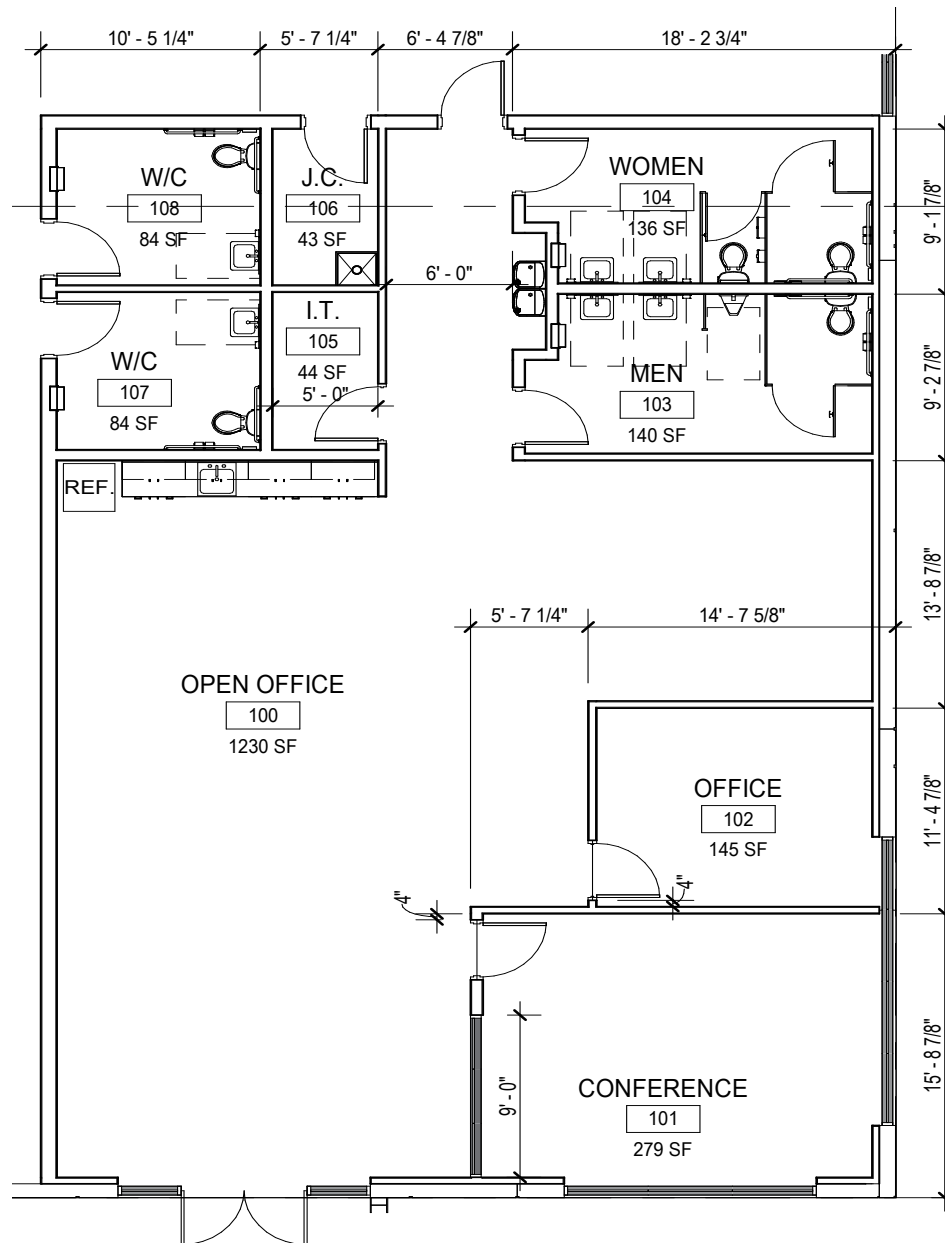


# OFFICE FLOOR PLAN (±2,363 SF)

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# STRATEGIC ACCESS

Prime Northwest Houston Location with state of the art building design.

## VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
FM 1960	Immediate Access
HWY 249	2 miles
Beltway 8	2.5 miles
HWY 290	3 miles
I-10	12 miles
HWY 99	14 miles
IAH Airport	19 miles
Austin	145 miles
San Antonio	196 miles
Dallas	236 miles

## PROJECT LOCATION ATTRIBUTES

- Prime Northwest Houston location at FM 1960, just minutes from Highway 290, providing strategic distribution and operational connectivity.
- Multiple points of ingress/egress offering immediate access to Houston’s major Northwest thoroughfares.

