

Jarvis Business Park at Coles Crossing, Cypress

12822 Cypress Valley Rd, TX 77429

TNRG



NEW INDUSTRIAL BUSINESS PARK

BUILDING INFO

Prime **4,000 SF office/warehouse** in Jarvis Business Park with excellent frontage and quick Hwy 290 access.

Ideal for light distribution or manufacturing with ample parking and **18-wheeler-friendly truck court**.

No zoning, low-cost utilities, private septic (no MUD taxes), and fiber-ready connectivity.

Durable **Type II-B metal construction** with energy-efficient insulation and reinforced concrete slab.

Features **22'-18' clear heights**, wind-rated overhead door, storefront glass, and LED lighting.

Attractive exterior finishes, protective site features, and safely located outside the flood zone.

PROPERTY INFO

Fronting on Cypress Valley Rd

Minutes from Methodist Cypress Hospital

Outside of City of Houston Limits

Deed Restricted Park



ZAIN SHENWARI

Broker / Development Partner

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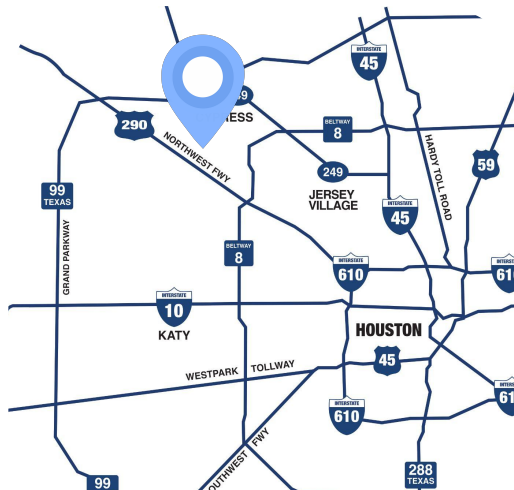
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12822 Cypress Valley Rd

BUILDING 5 5,400 TOTAL SF



Industrial Property for SALE / LEASE



Prime Location

