

NORTH ELDRIDGE PARKWAY BUSINESS PARK

13233 N ELDRIDGE PKWY, CYPRESS, TX 77429



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Partner

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Property Highlights

- Size:
 - Building A = 10,500 SF
 - Building B = 9,100 SF
 - Building C = 12,000 SF
 - Building D = 10,000 SF
- Building Height:
 - 21'-24' Eave Height
- Interior Finishes:
 - 895 SF Office Buildout (For Lease Only)
 - R36 Roof Insulation
 - R19 Walls Insulation (Office Buildout)
 - R11 Roof & Walls (Warehouse Area)
 - 8' Liner 26 GA Reverse M Panel Color White
 - 600 amp, 3-Phase Service
- Exterior Finishes:
 - Architectural Berridge Panels & Stucco Siding
 - Aluminum Canopy with Recess Lighting
 - Aluminum Trellis & Cap Trim at Front Elevation
 - Extended Storefront Glazing
 - Building A,B,D - (2) 14' x 14' Warehouse Access Overhead Doors
 - Building C - (3) 14' x 14' Warehouse Access Overhead Doors
 - (2) 3' x 7' Warehouse Access Pedestrian Doors: (1) Metal Door & (1) Glazed Door
 - HI-Tech Series Standing Seam Single Slope Roof System

LEASE RATE: \$1.25/SF/NNN

SALE PRICE: \$175/SF

ESTIMATED DELIVERY - 3RD QUARTER 2024





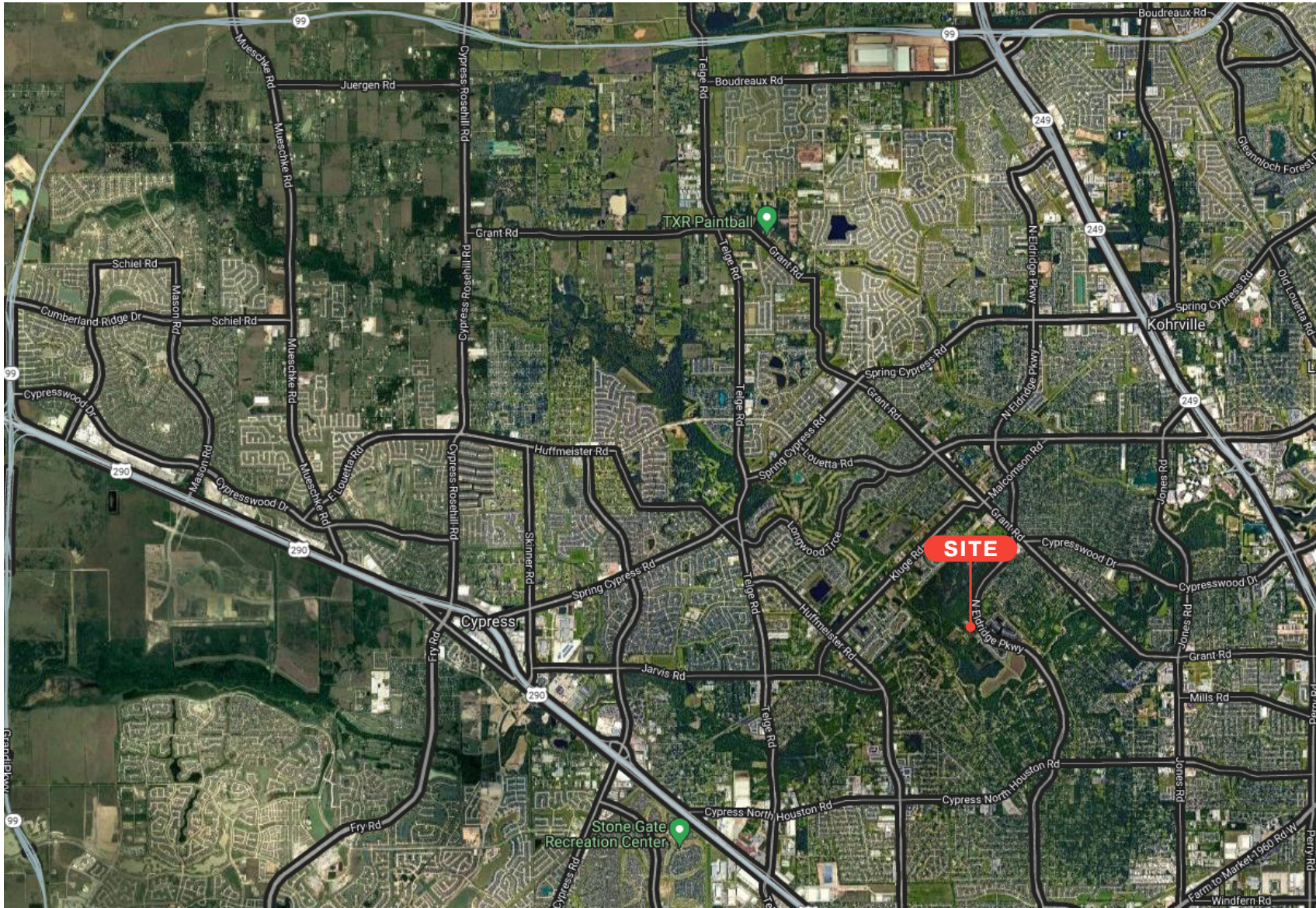
D

C

B

A

N ELDRIDGE PKWY







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