



CYPRESS FOREST
COMMERCE PARK

FOR SALE OR LEASE

Up to 261,466 SF of Class A Industrial
with Prominent I-45 Visibility

DELIVERING Q2 2026



Leased by:

 **TRANSWESTERN**

Craig Bean
713.490.3784
Craig.Bean
@transwestern.com

Jude Filippone
713.270.3318
Jude.Filippone
@transwestern.com

A Project Of:



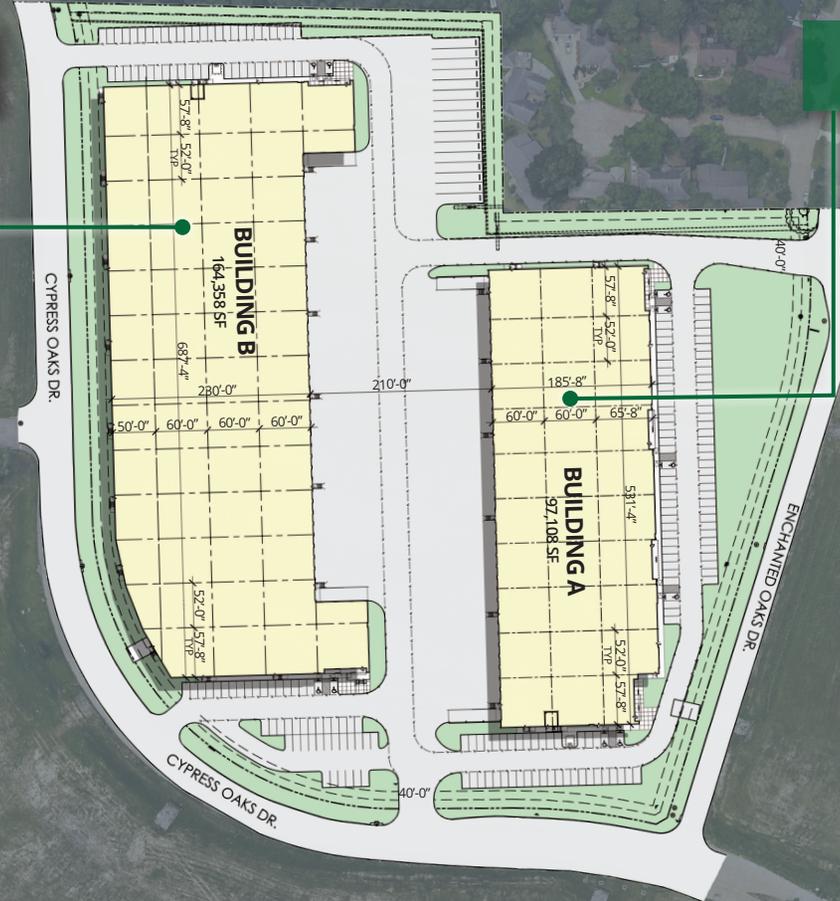
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REAL ESTATE

Site Plan



Building B

- 164,358 Square Feet
- Divisible to $\pm 50,000$ Square Feet
- Front-Load Configuration
- 32' Clear Height
- 30 Dock High Loading Doors
- Two Drive-In Ramps
- 210' Truck Court
- 16 Trailer Parking Spaces
- 114 Car Parking Spaces
- 230' Building Depth
- 60' Speed Bay
- ESFR Sprinklers
- Direct Access to Interstate 45 via Cypress Oaks Drive



Building A

- 97,108 Square Feet
- Divisible to $\pm 20,000$ Square Feet
- Rear-Load Configuration
- 32' Clear Height
- 30 Dock High Loading Doors
- Two Drive-In Ramps
- 210' Truck Court
- 123 Car Parking Spaces
- 186' Building Depth
- 60' Speed Bay
- ESFR Sprinklers
- Prominent Visibility from Interstate 45
- Direct Access to Interstate 45 via Cypress Oaks Drive

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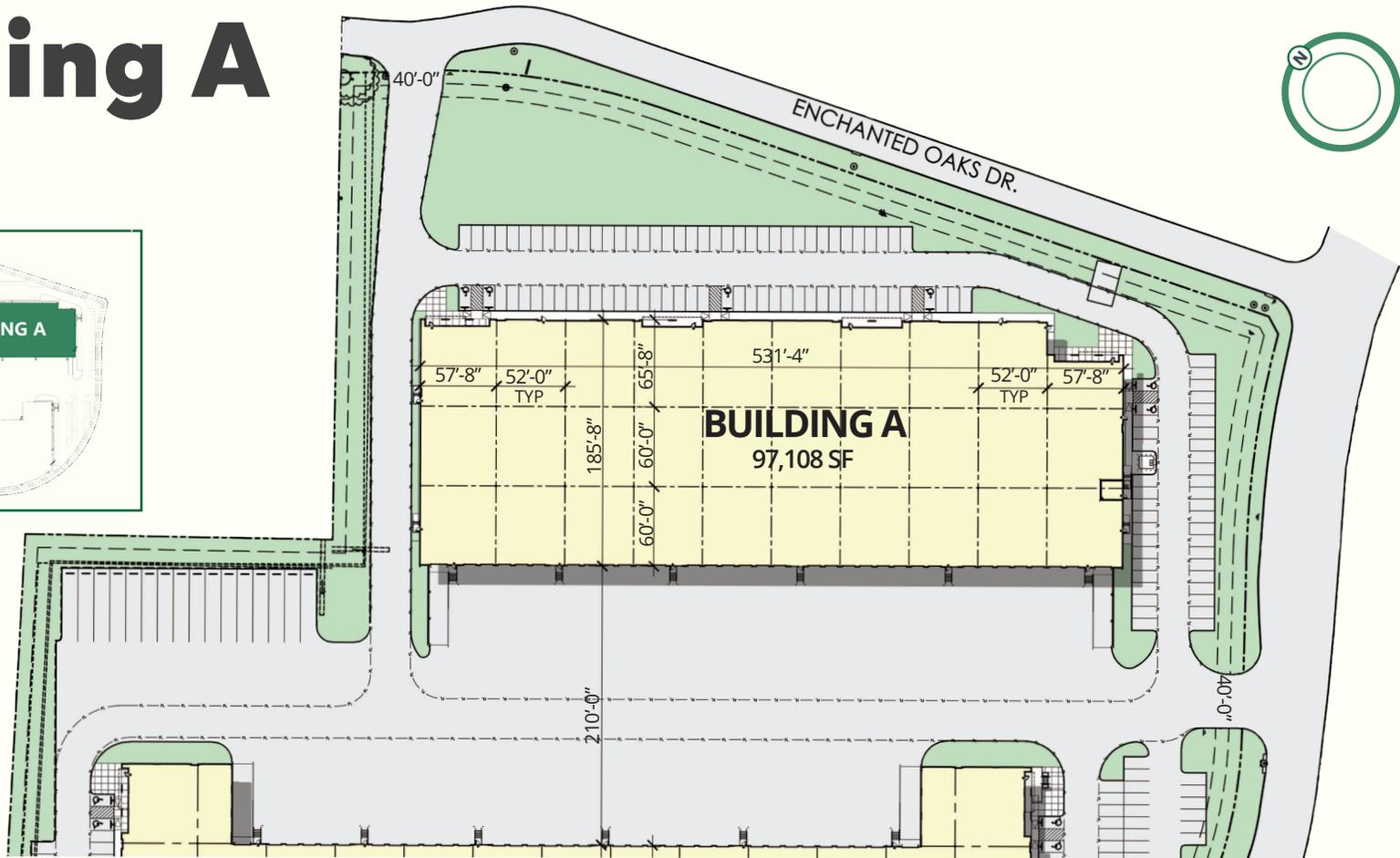
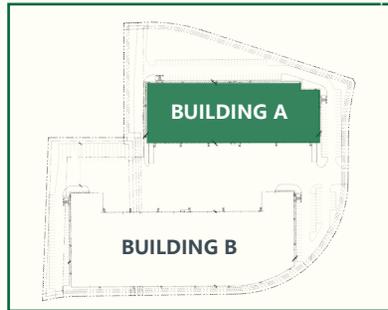
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@transwestern.com

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Building A



97,108 SF
Total
Divisible to
±20,000



Rear-Load



32'
Clear
Height



Two (2)
Drive-In
Ramps



123 Car
Parking
Spaces



186' Building
Depth



30
Dock High
Loading
Doors



60'
Speed Bay



ESFR
Sprinklers

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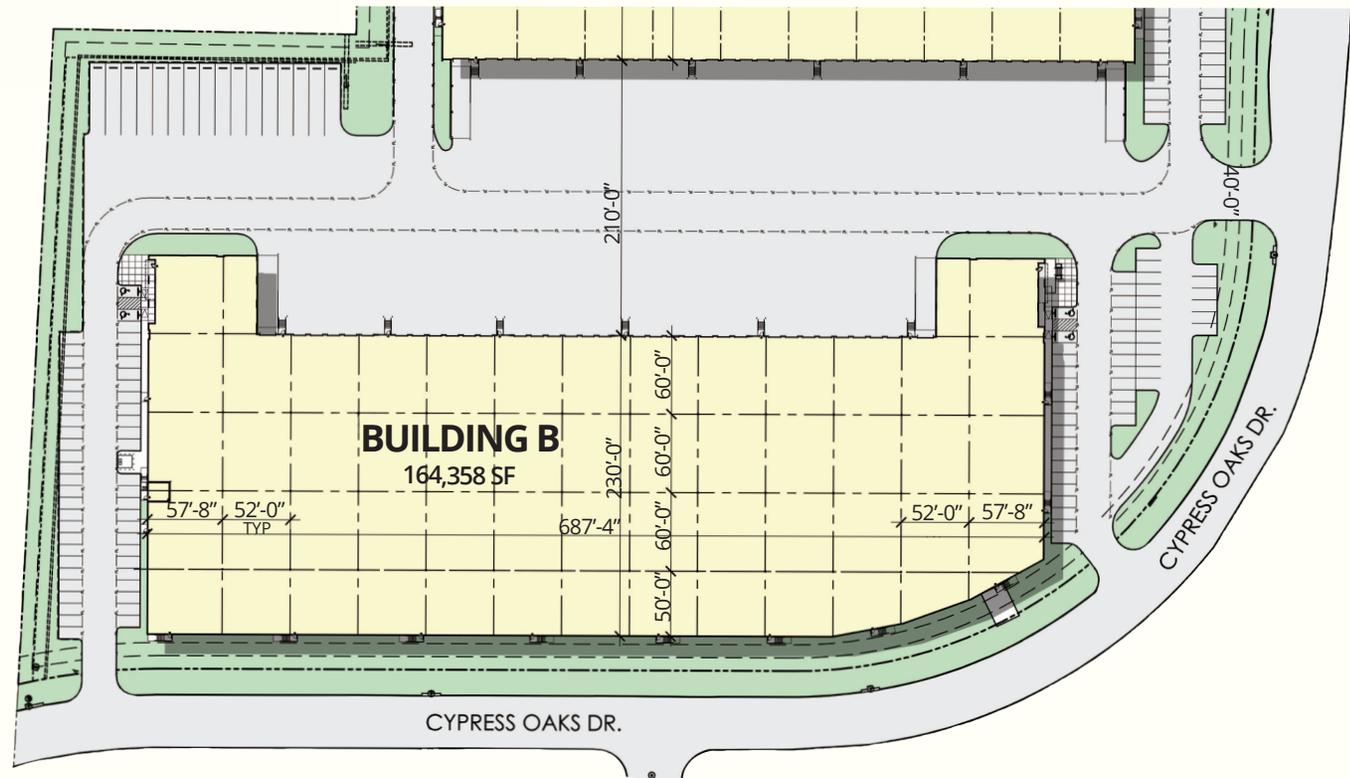
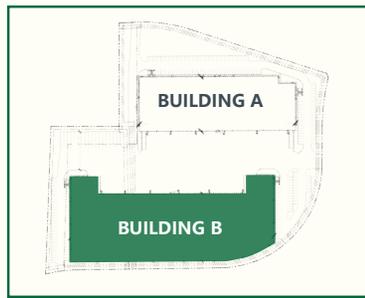
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Building B



164,358 SF
Total
Divisible to
±50,000



Front-Load



32'
Clear
Height



Two (2)
Drive-In
Ramps



114 Car
Parking
Spaces



16 Trailer
Parking
Spaces



230'
Building
Depth



30
Dock High
Loading
Doors



60'
Speed Bay



ESFR
Sprinklers

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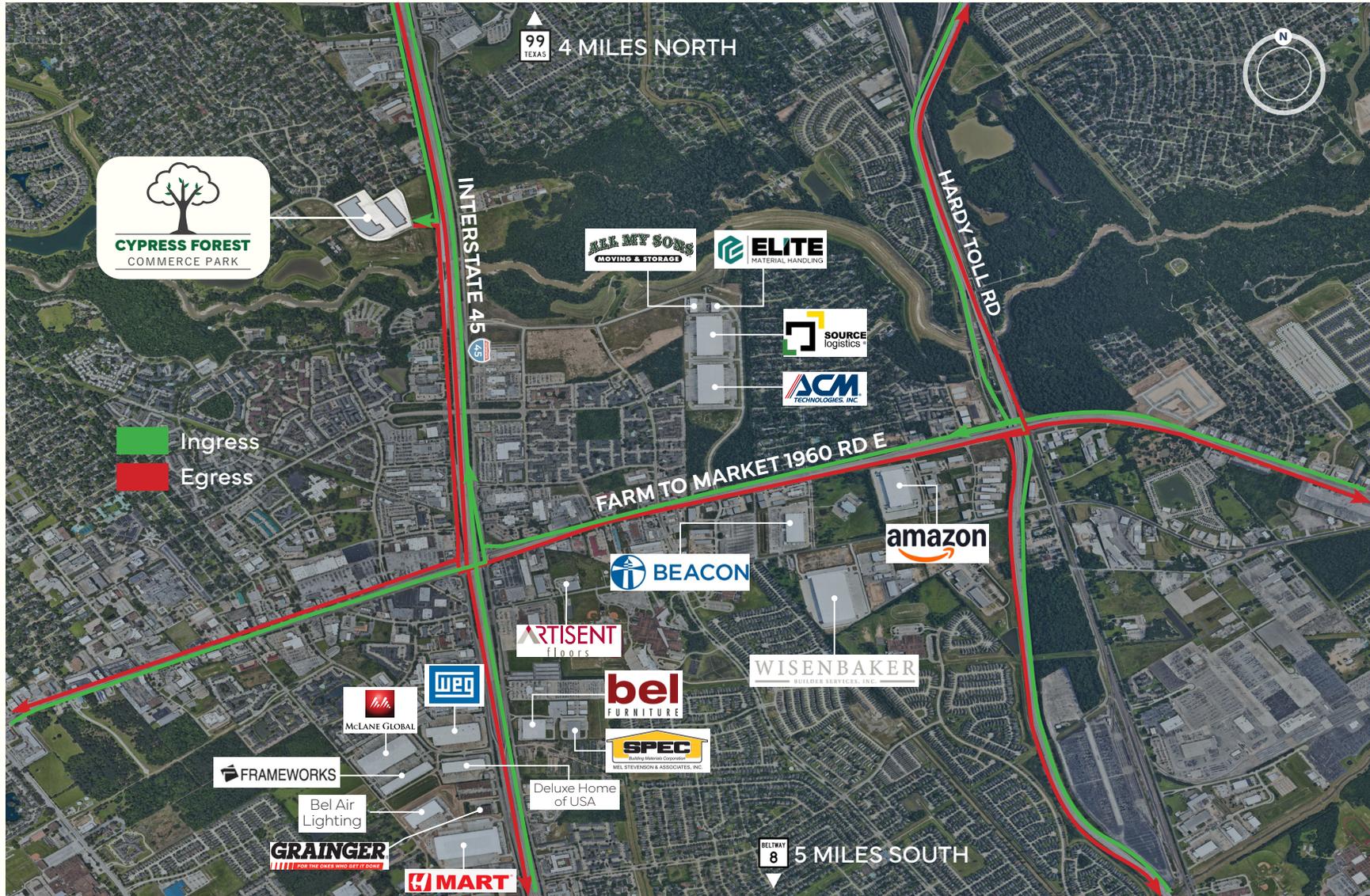
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Aerial Map



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COMMERCE PARK



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