



**CYPRESS CREEK
DISTRIBUTION
CENTER**

CYPRESS CREEK DISTRIBUTION CENTER

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



VIDEO TOUR HERE

±80,503 SF Available - Pre-Finish TI: Spec Office & LED Lights



Jones Lang LaSalle Brokerage, Inc.

Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com

Joseph Berwick
+1 713 425 5842
joseph.berwick@jll.com

David Holland
+1 713 888 4095
david.holland@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

CREATION REPE

LGE | **DESIGNBUILD**

 **PGIM** REAL ESTATE

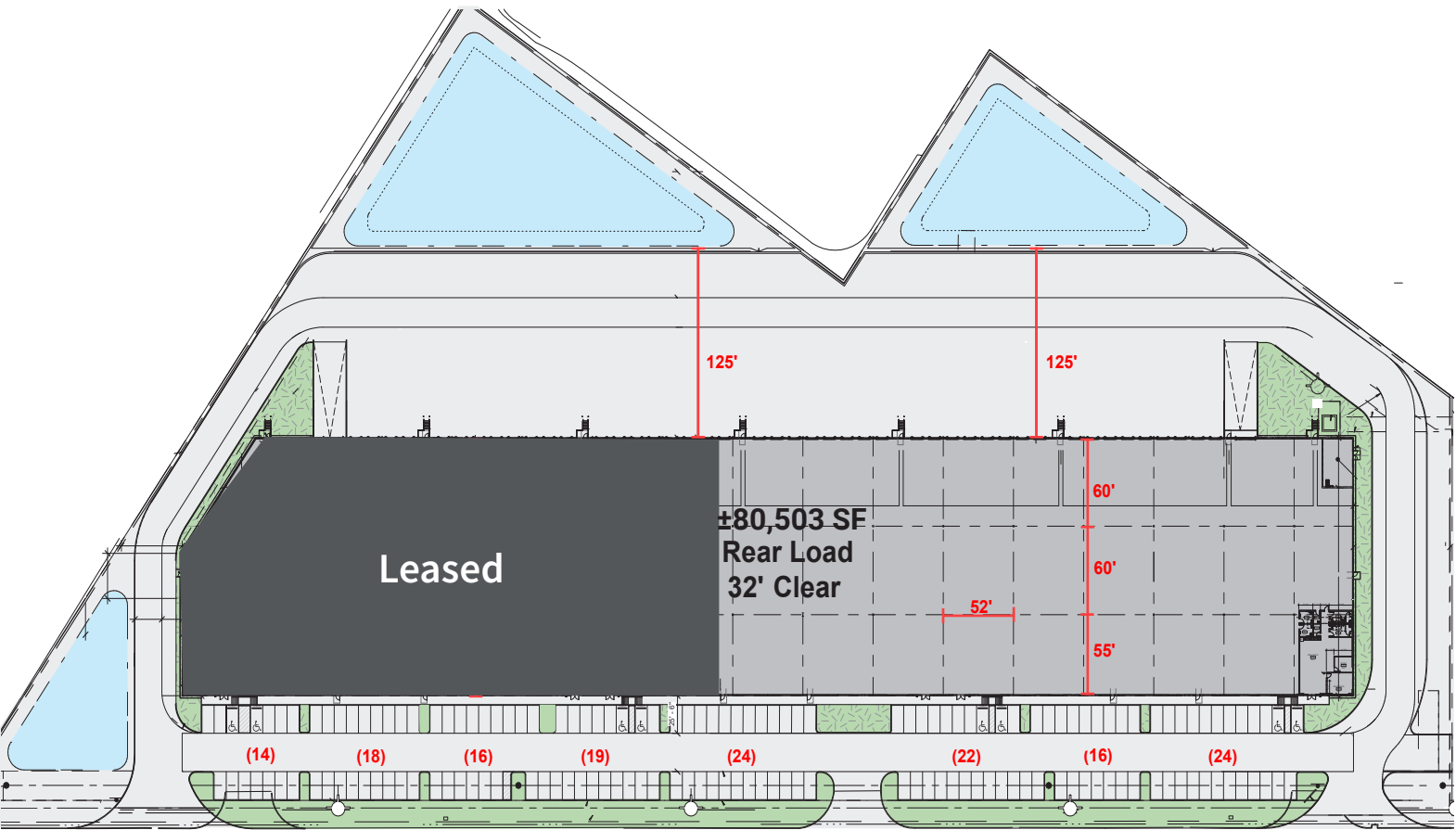
BUILDING SITE PLAN

SPEC OFFICE & LED LIGHTS

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BUILDING SPECIFICATIONS

Building Size:	±149,773 SF
Available SF:	±80,503 SF
Spec Office:	2,363 SF
Configuration:	Rear Load
Sprinkler:	ESFR
Building Depth:	175'
Clear Height:	32'
Typical Bay:	52' x 60'
Speed Bays:	60'
Dock Doors:	18 (9' x 10')
Ramp:	1 (14' x 16')
Parking Spaces:	78 Spaces
Truck Court:	125'
Contact Brokers for Pricing	

STRATEGIC ACCESS

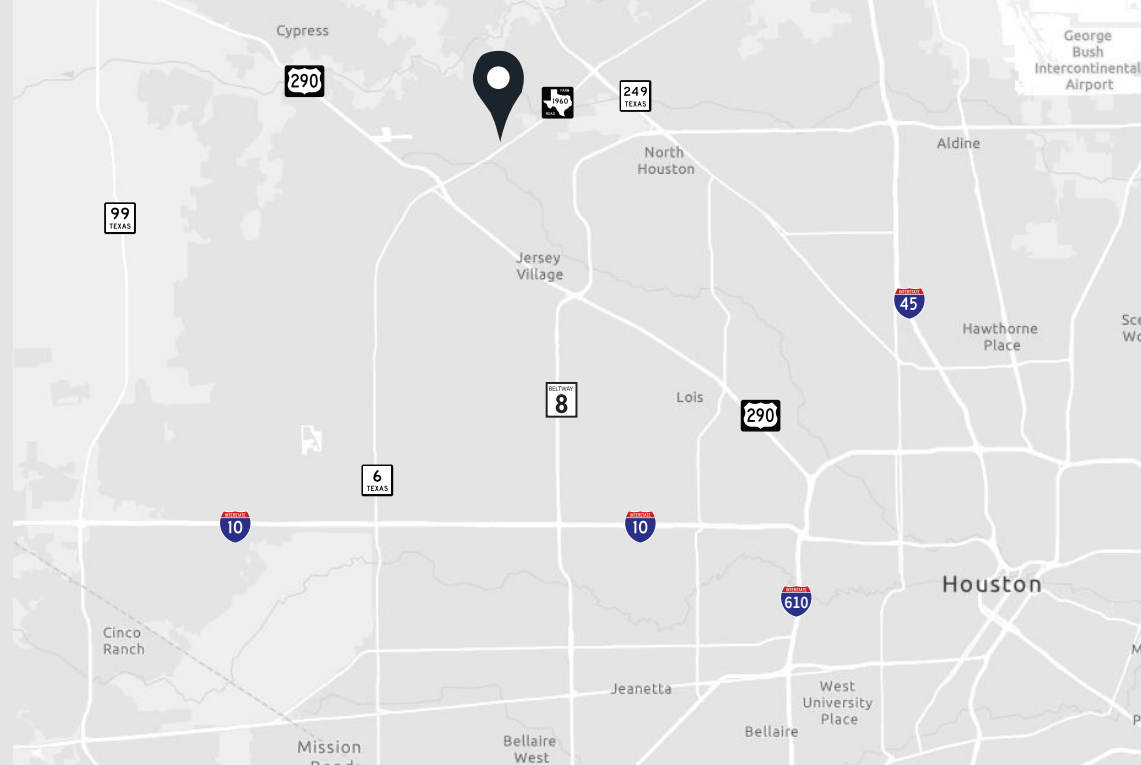
Prime Northwest Houston Location with state of the art building design.

VIA MAJOR HIGHWAYS

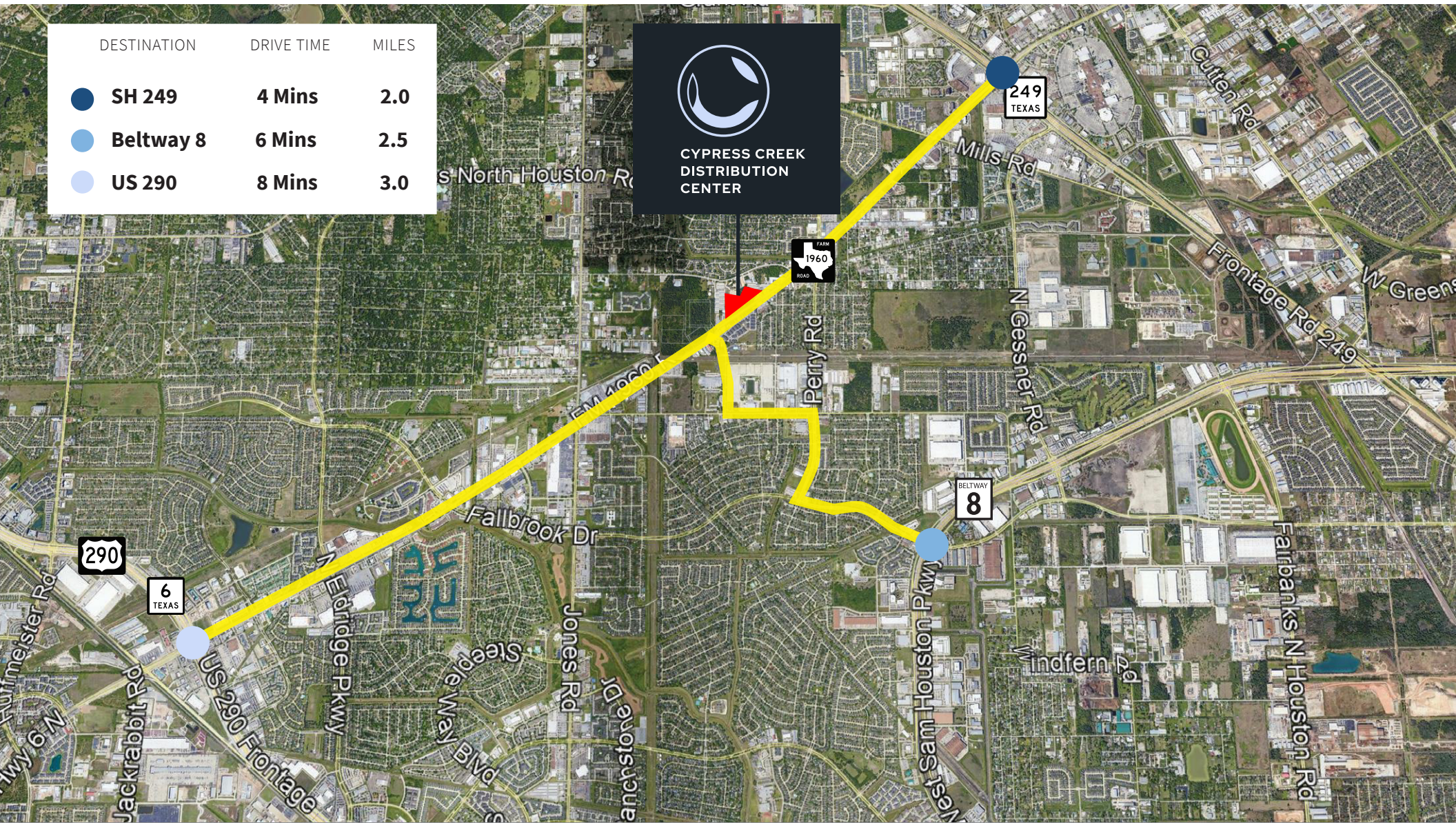
LOCATION	APPROX. MILEAGE
FM 1960	Immediate Access
HWY 249	2 miles
Beltway 8	2.5 miles
HWY 290	3 miles
I-10	12 miles
HWY 99	14 miles
IAH Airport	19 miles
Austin	145 miles
San Antonio	196 miles
Dallas	236 miles

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.



DRIVE TIMES FROM CYPRESS CREEK DISTRIBUTION CENTER



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AMENITIES NEAR CYPRESS CREEK DISTRIBUTION CENTER



Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com

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+1 713 425 5842
joseph.berwick@jll.com

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