



TRAILS OF
CYPRESS
BUSINESS PARK

— COMMUNITY • CARE • GROWTH —

PREMIUM FLEX & SMALL-BAY INDUSTRIAL

redefine the standard for premium office warehouses
enhancing the urban landscape.

FLEX OFFICE + WAREHOUSE SPACE

2,100 - 12,600 SF

START HERE. GROW HERE.
BUILD WHAT'S NEXT.

Professional, flexible commercial space in Cypress for businesses ready to operate, expand and build a stronger presence.

[SCHEDULE A PRIVATE TOUR](#)

18011 Cypress Rose Hill Rd. | Cypress, TX 77429

SPACE THAT MOVES WITH YOUR BUSINESS.

Start with the footprint you need today. When adjacent suites are available, combine space as your operation grows.

2,100
SF

4,200
SF

6,300
SF

8,400
SF

10,500
SF

12,600
SF

Flexible configurations in 2,100 SF increments - subject to current availability.



12' x 14'
OVERHEAD DOORS

18' / 16'
APPROX. HEIGHT PROFILE

3-PHASE
100 AMP | 120/208V

OFFICE +
RESTROOM + BREAKROOM

FUNCTIONAL BY DESIGN

Private office, restroom and breakroom areas support day-to-day business operations, while warehouse functionality gives growing companies room to work.

A PROFESSIONAL PLACE TO BUILD YOUR PRESENCE.

Trails of Cypress is more than a place to store inventory. It is a professional business environment where customers can visit, teams can operate, and companies can grow.



OPERATE

Functional office + warehouse space for real-world business needs.

CONNECT

A professional setting in Cypress with access to Northwest Houston.

EXPAND

Flexible suite combinations can support a larger footprint as needs change.

STRATEGIC CYPRESS LOCATION

Grand Parkway (SH-99) | US-290 | Cypress / Northwest Houston

MODERN WAREHOUSES | STRATEGIC LOCATION | FLEXIBLE SPACES | GROWING COMMUNITY

CURRENT LEASING SNAPSHOT

Straightforward economics. Flexible space. Current terms subject to transaction details.

BASE RENT

\$1.29

/ SF / MONTH

NNN

\$0.20

/ SF / MONTH

STARTING SIZE

2,100

SF

2,100 SF EXAMPLE

\$2,709

BASE RENT / MONTH

+ \$420

NNN / MONTH

EST. RENT + NNN: \$3,129 / MONTH

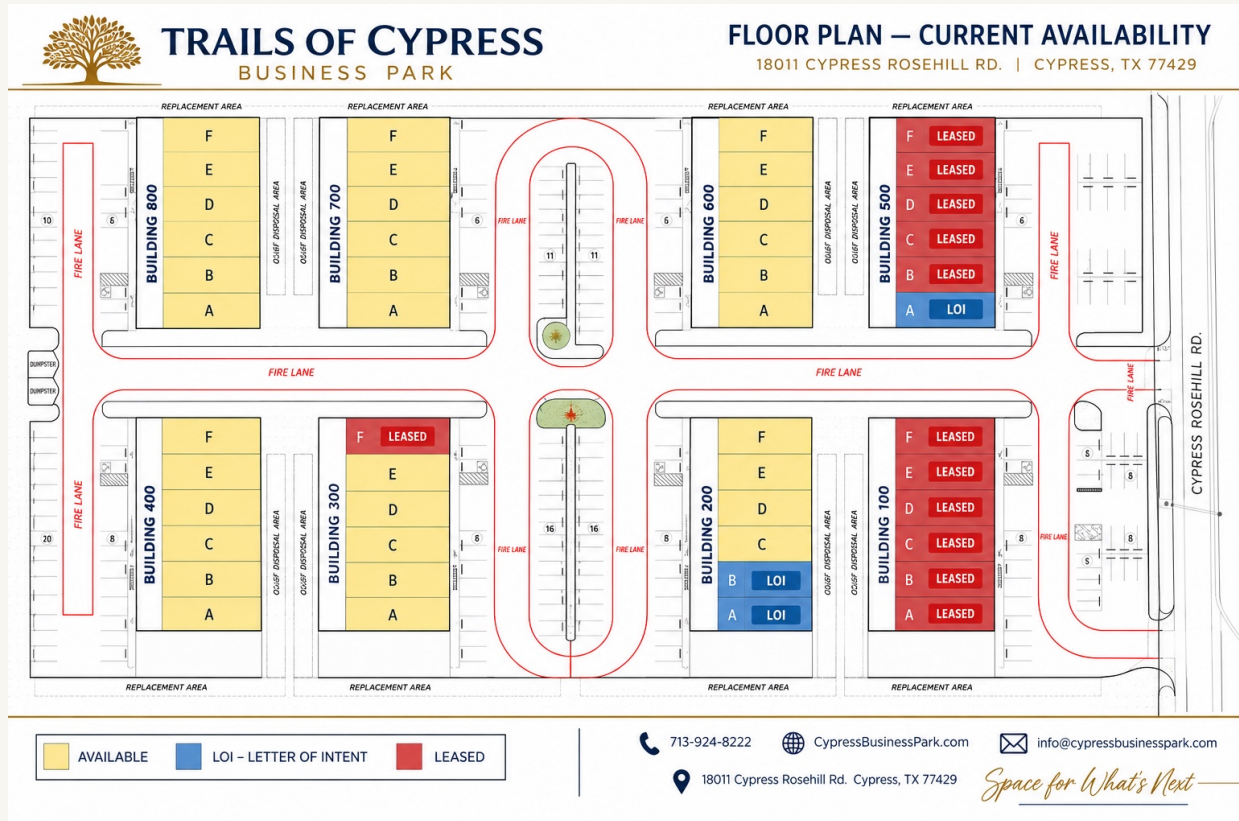
A SPACE DECISION SHOULD SUPPORT THE NEXT STAGE OF YOUR BUSINESS.

Tour the property, compare available configurations, and evaluate the space against your operational requirements before making a commitment.

Rates, availability, permitted uses, configurations and transaction terms are subject to change, verification and approval.

EXPLORE CURRENT AVAILABILITY

Use the site plan as a starting point. Leasing can confirm the most current suite status and combinations.



CURRENT AVAILABILITY IS DYNAMIC

Suites can lease, move to LOI, or be combined. Confirm availability directly with leasing before relying on the plan for a transaction.

SEE THE SPACE. ENVISION THE NEXT MOVE.

SCHEDULE A PRIVATE TOUR

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