

Woodworth Business Park - 12011 Woodworth Dr. in Cypress, TX.



Suite A = 3,088 total sq ft. Incl 475 sq ft office build out=	\$4,295 per mo.
Suite B = 3,088 total sq ft. Incl 475 sq ft office build out=	LEASED
Suite C = 3,088 total sq ft. Incl 475 sq ft office build out=	LEASED
Suite D = 3,088 total sq ft. Incl 475 sq ft office build out=	LEASED
Suite E = 6,175 total sq ft. Incl 935 sq ft office build out=	LEASED

WBP Industrial Gross rate= \$1.39 per SF per month. NO NNN or Cam. Gross rate INCLUDES move in ready standard office/ warehouse build out. Finished warehouse electrical and lighting. Normal water usage included. The rent you see is the rent you pay. No surprises at the end of the year!

*475- 935 SF finished out office space
Fully insulated- 14' x 14' overhead doors
22' front 20' rear eave height- 65' deep*

*300- 400 amps 3 Phase 120/208 power
warehouse electrical and lighting
grey/ galvanized steel- rear skylight*

For more information and pictures visit LoopNet.com Listing ID- 20403166
Move in ready- call (832) 969-6785 or email kevinedgewaterinc@att.net