

# CYPRESS PRESERVE

2-BUILDING, 50% LEASED, 515,780 SQUARE FOOT  
CLASS-A INDUSTRIAL PARK IN THE NORTH  
HOUSTON INDUSTRIAL SUBMARKET



# THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of ownership, is pleased to offer for sale **Cypress Preserve** (the “Property”), a best-in-class industrial park comprised of two cross-dock buildings totaling 515,780 SF in the North Houston Industrial Submarket. Developed in 2019, Cypress Preserve is 50% leased with a national logistics provider recently expanding their footprint in the park by leasing the entirety of Building 2 through September 2026 with 2.50% annual rent escalations. The Property is located on Cypress Slough Drive directly in between I-45 and the Hardy Toll Road, just north of FM 1960, providing superior multi-direction regional connectivity. Cypress Preserve represents a rare value-add opportunity to acquire newly constructed, state-of-the-art industrial product that allows investors to focus on creating value via leasing up the 257,890 square feet of vacancy without the need for additional capital improvements.

## INVESTMENT HIGHLIGHTS



**CLASS-A INSTITUTIONAL PRODUCT**



**VALUE-ADD OPPORTUNITY THROUGH LEASE-UP OF VACANT SPACE**



**STRONG NATIONAL TENANCY**



**STRATEGIC LOCATION PROVIDING REGIONAL CONNECTIVITY**



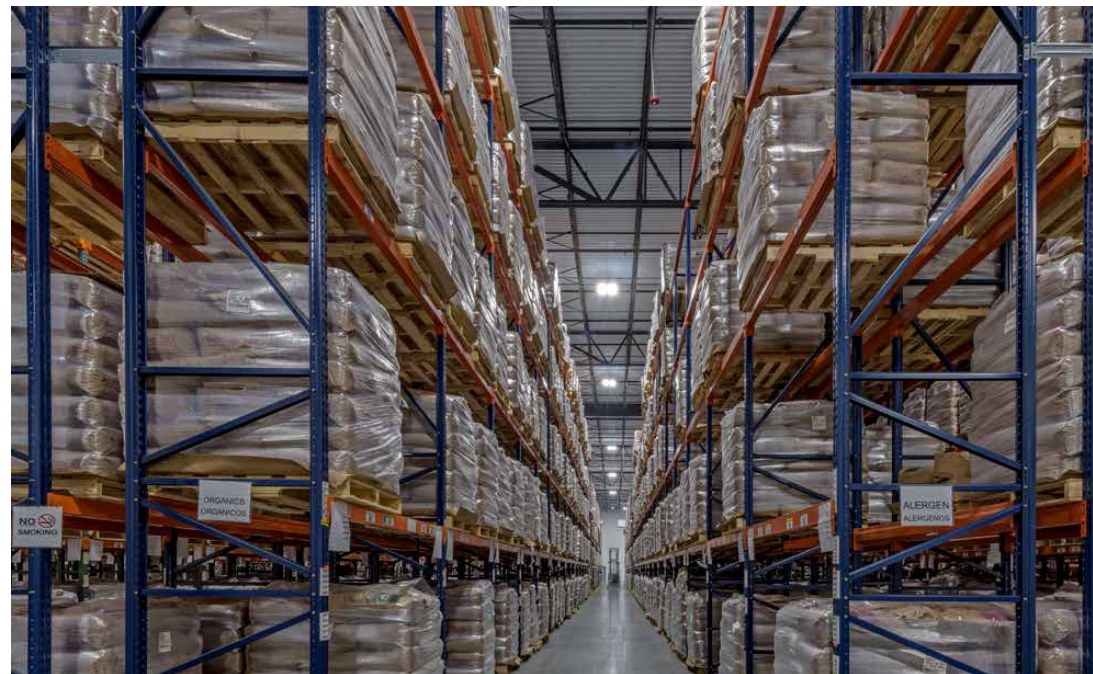
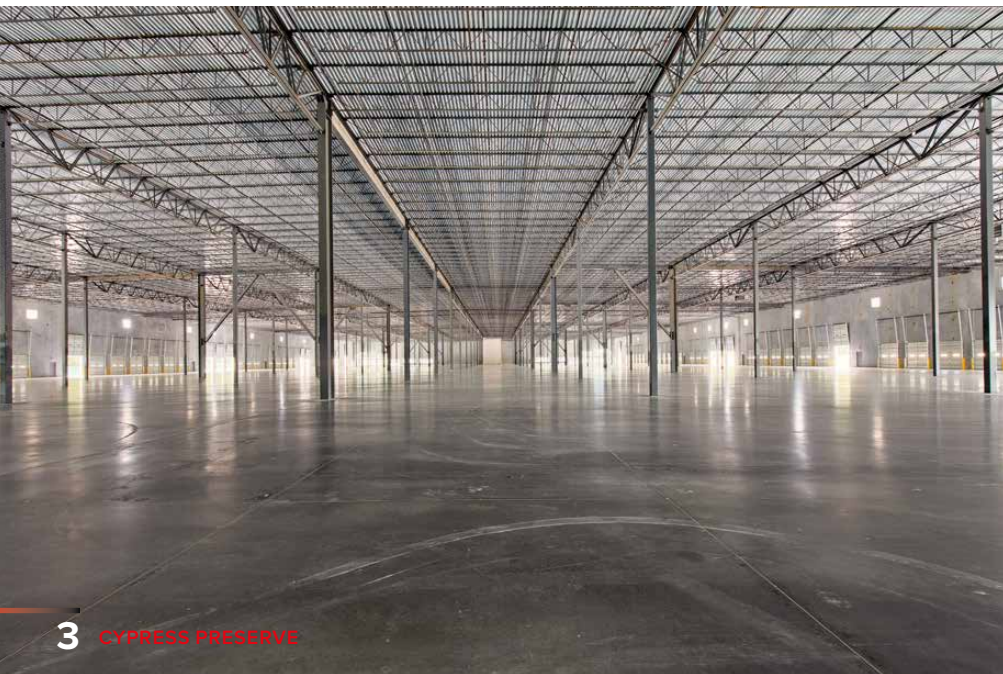
**RECORD-BREAKING LEASING ACTIVITY IN Q3 2021**



**HOUSTON: NATION-LEADING GROWTH**

## PROPERTY SUMMARY

	BUILDING 1	BUILDING 2	TOTAL/AVERAGES
ADDRESS:	21803 Cypress Slough Drive Houston, TX 77073	22003 Cypress Slough Drive Houston, TX 77073	
SIZE (SF):	257,890 SF	257,890 SF	<b>515,780 SF</b>
OCCUPANCY:	0.0%	100.0%	<b>50.0%</b>
LOADING CONFIGURATION:	Cross Dock	Cross Dock	<b>(2) CD</b>
LAND AREA:	16.178 Acres	15.208 Acres	<b>30.386 Acres</b>
YEAR BUILT:	2019	2019	<b>2019</b>
CLEAR HEIGHT:	32'	32'	<b>32'</b>
WALT:	N/A	4.5 Years	<b>4.5 Years</b>
OFFICE FINISH %:	0.0%	2.0%	<b>1.0%</b>





Houston CBD

PINTO BUSINESS PARK™

UPTOWN HOUSTON

INTERSTATE COMMERCE CENTER - BLDG 3  
HIGH STREET LOGISTICS PROPERTIES

PARK 845  
EQUUS CAPITAL PARTNERS, L.P.

INTERSTATE COMMERCE CENTER - BLDG 1  
mapletree

BLACK LABEL COMMERCIAL GROUP

GROCER'S SUPPLY (TENANT)  
PROLOGIS

CardinalHealth



INTERSTATE COMMERCE CENTER - BLDG 4  
HIGH STREET LOGISTICS PROPERTIES

INTERSTATE COMMERCE CENTER - BLDG 2  
mapletree

IAH GEORGE BUSH INT'L AIRPORT

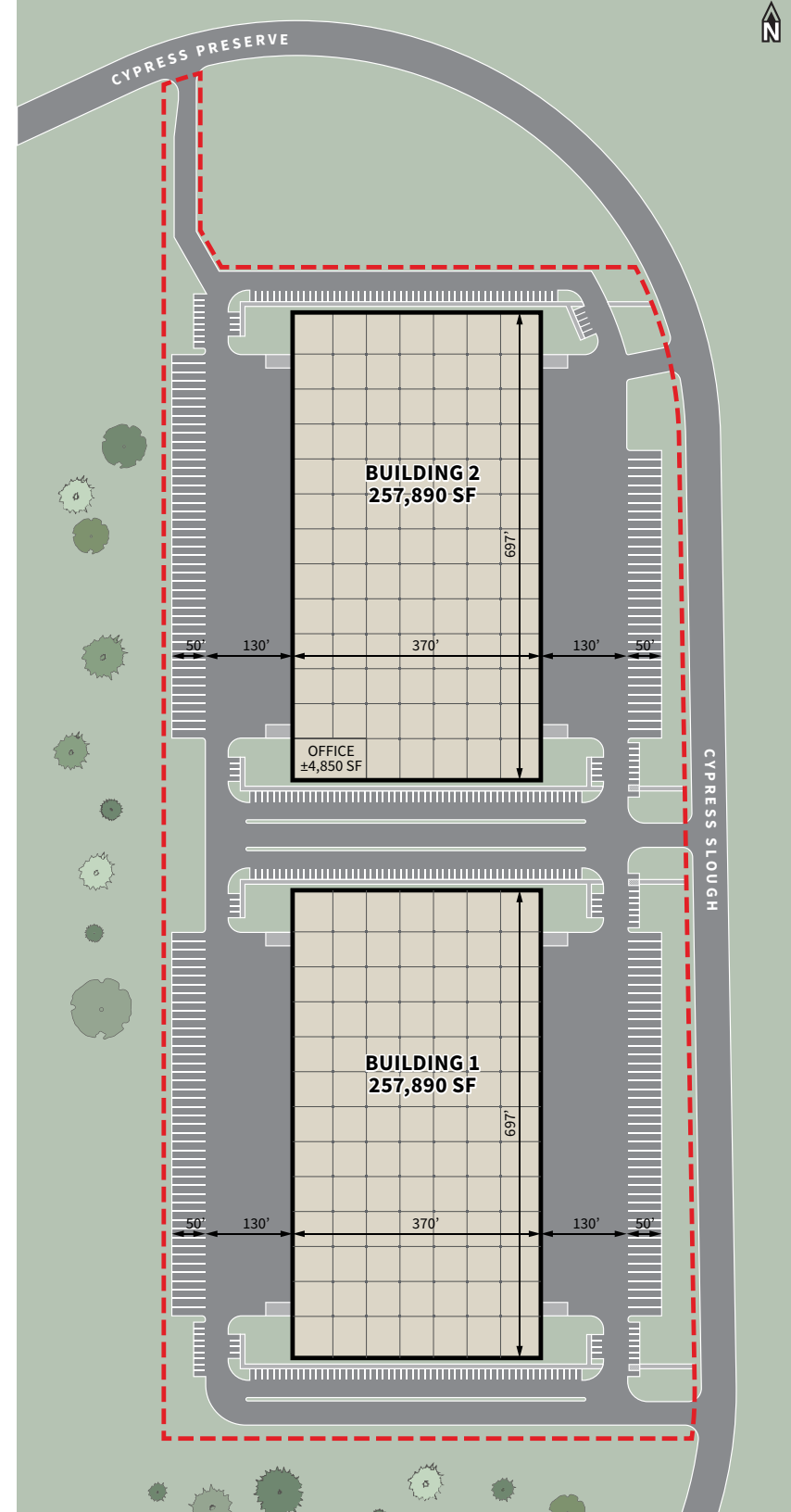
1960

**CYPRESS PRESERVE**

**SOUTH FACING AERIAL**

# SITE PLAN & PROPERTY DESCRIPTIONS

	BUILDING 1	BUILDING 2
<b>ADDRESS:</b>	21803 Cypress Slough Rd, Houston, TX 77073	22003 Cypress Slough Rd, Houston, TX 77073
<b>SQUARE FOOTAGE:</b>	257,890 SF	257,890 SF
<b>OCCUPANCY:</b>	0%	100%
<b>YEAR BUILT:</b>	2020	2020
<b>CONFIGURATION:</b>	Cross-Dock	Cross-Dock
<b>CLEAR HEIGHT:</b>	32'	32'
<b>DOCK-HIGH DOORS:</b>	68 9'x10' Entrematic doors, 130 mph windload rating (plus 4 12'x14'drive-in doors)	68 9'x10' Entrematic doors, 130 mph windload rating (plus 4 12'x14'drive-in doors)
<b>TRUCK COURT:</b>	180' and 180'	180' and 180'
<b>OFFICE FINISH SF:</b>	0 SF	+/-4850 SF
<b>OFFICE FINISH %:</b>	0%	2%
<b>BUILDING DIMENSIONS:</b>	370' (deep) x 697' (wide)	370' (deep) x 697' (wide)
<b>COLUMN SPACING:</b>	52' x 41'-8"	52' x 41'-8"
<b>TRUCK PARKING SPACES:</b>	86 Spaces	77 Spaces
<b>EMPLOYEE PARKING SPACES:</b>	147 Spaces	141 Spaces
<b>FIRE PROTECTION:</b>	ESFR Wet Pipe System	ESFR Wet Pipe System
<b>LIGHTING:</b>	LED (When Installed)	LED
<b>CONSTRUCTION:</b>	Concrete tilt-wall panel construction	Concrete tilt-wall panel construction
<b>SLAB:</b>	6 inch poured concrete slabs	6 inch poured concrete slabs
<b>SITE:</b>	16.178 Acres	15.208 Acres



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