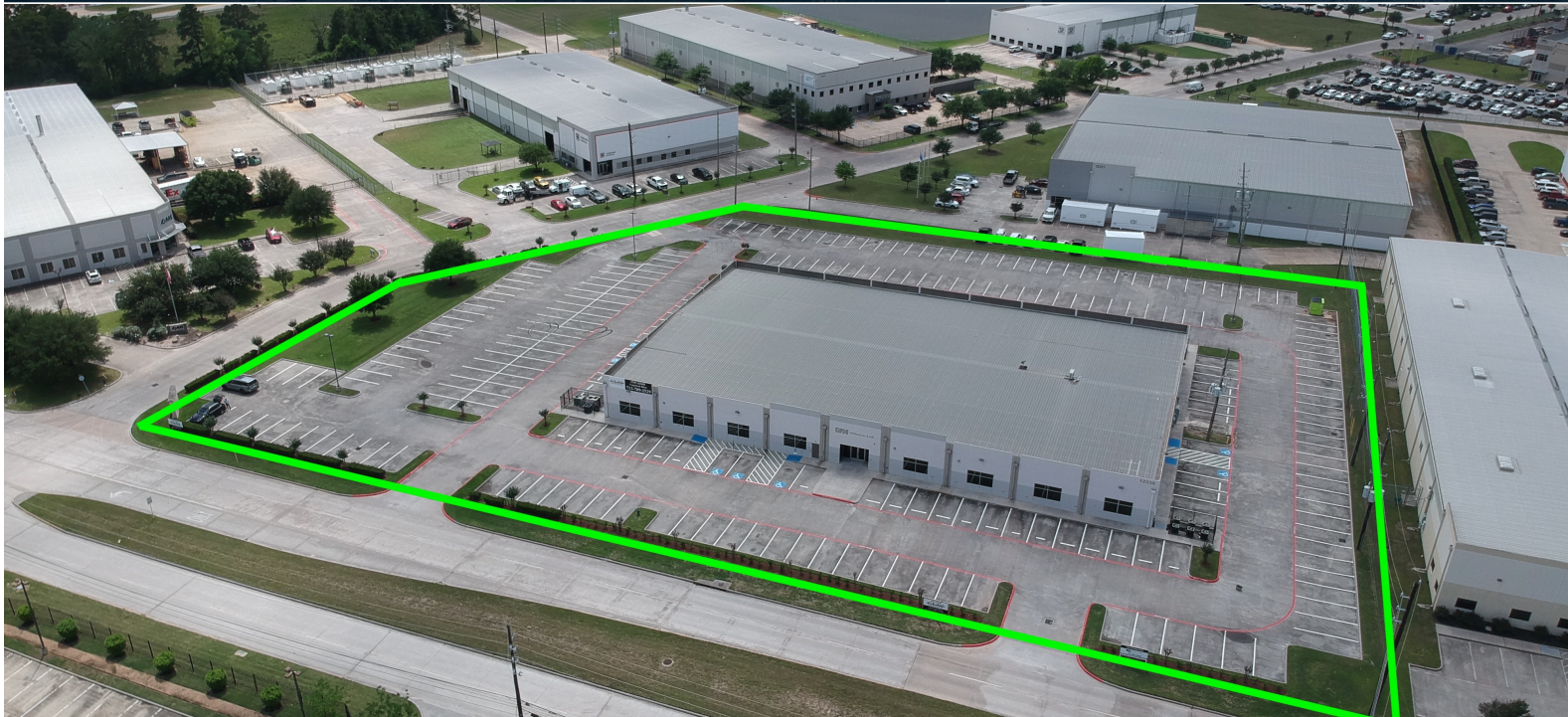
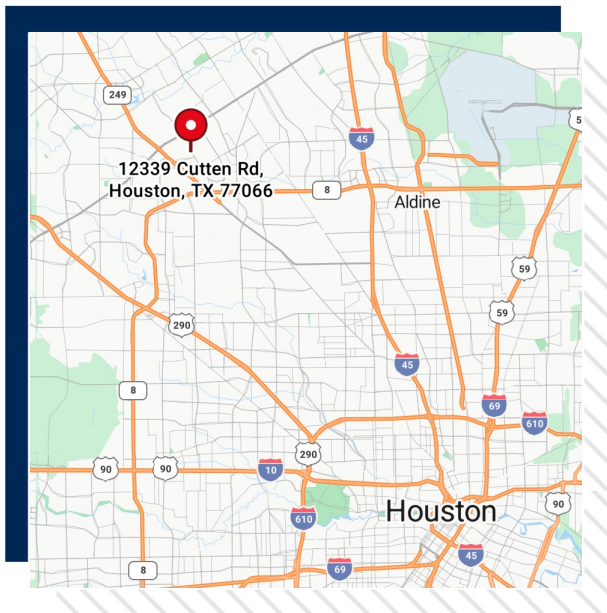


# FOR LEASE



## 12339 Cutten Rd. Houston, TX 77066



- +/- 31,500sf Tilt-Wall FLEX Office / Warehouse Facility on 3.65 Acres
- Single Tenant or Multi-Tenant w/ (4) Suites:
  - Suite 100: 9,272sf
  - Suite 200: 7,252sf
  - Suite 300: 6,415sf
  - Suite 400: 6,212sf
- Class-A Facility with Flexible Use Capabilities
- **100% Climate Controlled**
- Multiple Grade-Level Overhead Door Options
- **Fully Sprinklered Building**
- Excellent Northwest Location on Cutten Rd. near Hwy 249 & Beltway 8

**Steven O'Connor**

(713) 300-4081  
steven@pringroup.com

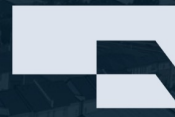
**Marc Lawson**

(713) 300-1450  
marc@pringroup.com

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[www.pringroup.com](http://www.pringroup.com)

# FOR LEASE



**PrinGroup**  
COMMERCIAL

12339 Cutten Rd. Houston, TX 77066



- 31,500sf Class-A Tilt Wall Facility on 3.65 Acres

**Steven O'Connor**

(713) 300-4081  
steven@pringroup.com

**Marc Lawson**

(713) 300-1450  
marc@pringroup.com

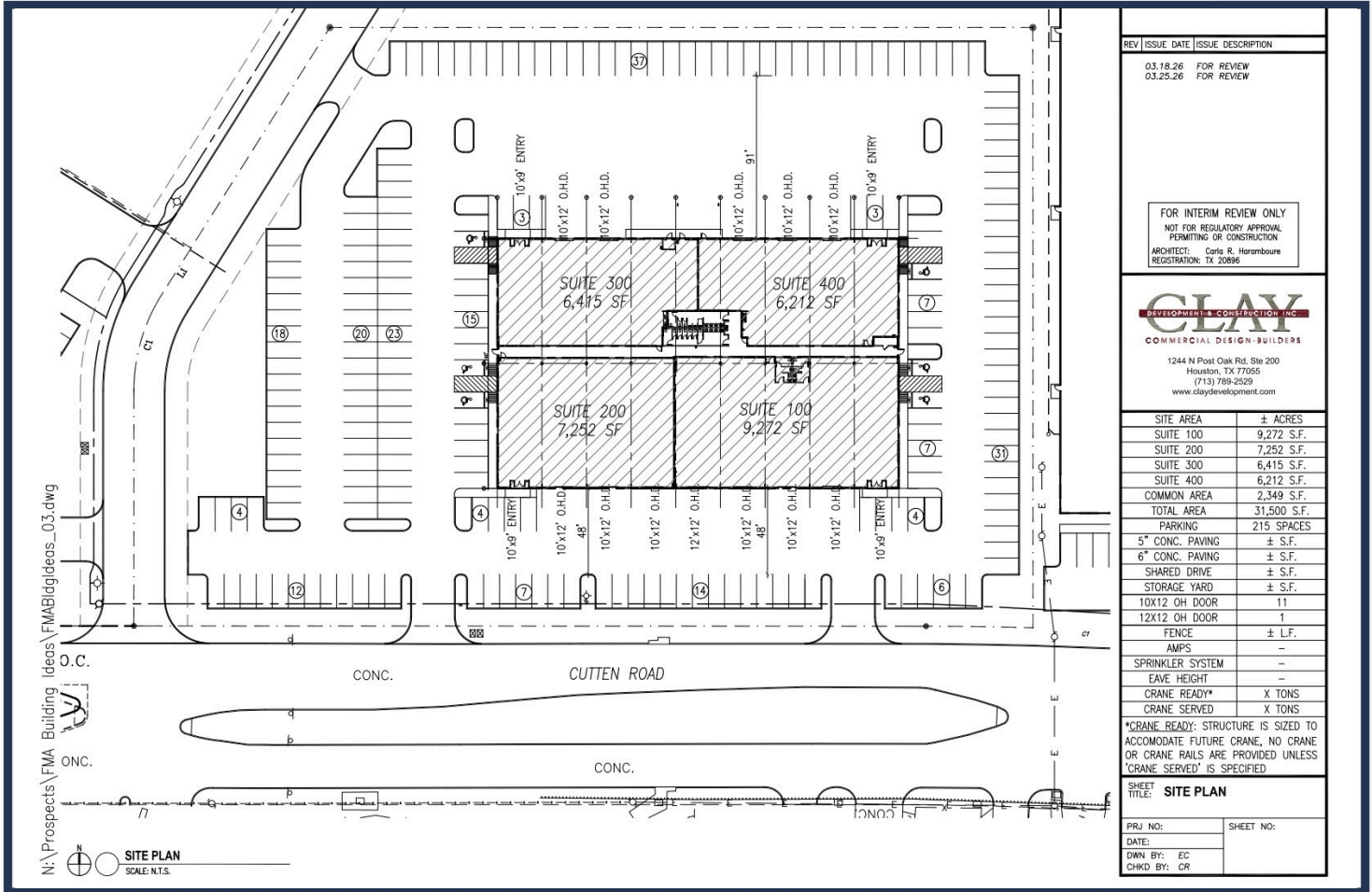
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# FOR LEASE



## 12339 Cutten Rd. Houston, TX 77066



REV	ISSUE DATE	ISSUE DESCRIPTION
03.18.26		FOR REVIEW
03.25.26		FOR REVIEW

FOR INTERIM REVIEW ONLY  
 NOT FOR REGULATORY APPROVAL  
 PERMITTING OR CONSTRUCTION  
 ARCHITECT: Carla R. Horanboure  
 REGISTRATION: TX 29896

**CLAY**  
 DEVELOPMENT & CONSTRUCTION INC.  
 COMMERCIAL DESIGN-BUILDERS  
 1244 N Post Oak Rd, Ste 200  
 Houston, TX 77055  
 (713) 759-2529  
 www.claydevelopment.com

ITEM	± ACRES
SUITE 100	9,272 S.F.
SUITE 200	7,252 S.F.
SUITE 300	6,415 S.F.
SUITE 400	6,212 S.F.
COMMON AREA	2,349 S.F.
TOTAL AREA	31,500 S.F.
PARKING	215 SPACES
5" CONC. PAVING	± S.F.
6" CONC. PAVING	± S.F.
SHARED DRIVE	± S.F.
STORAGE YARD	± S.F.
10X12 OH DOOR	11
12X12 OH DOOR	1
FENCE	± L.F.
AMPS	-
SPRINKLER SYSTEM	-
EAVE HEIGHT	-
CRANE READY*	X TONS
CRANE SERVED	X TONS

\*CRANE READY: STRUCTURE IS SIZED TO ACCOMMODATE FUTURE CRANE, NO CRANE OR CRANE RAILS ARE PROVIDED UNLESS 'CRANE SERVED' IS SPECIFIED

SHEET TITLE:	<b>SITE PLAN</b>
PRJ NO:	
DATE:	
DWN BY:	EC
CHKD BY:	CR

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 steven@pringroup.com

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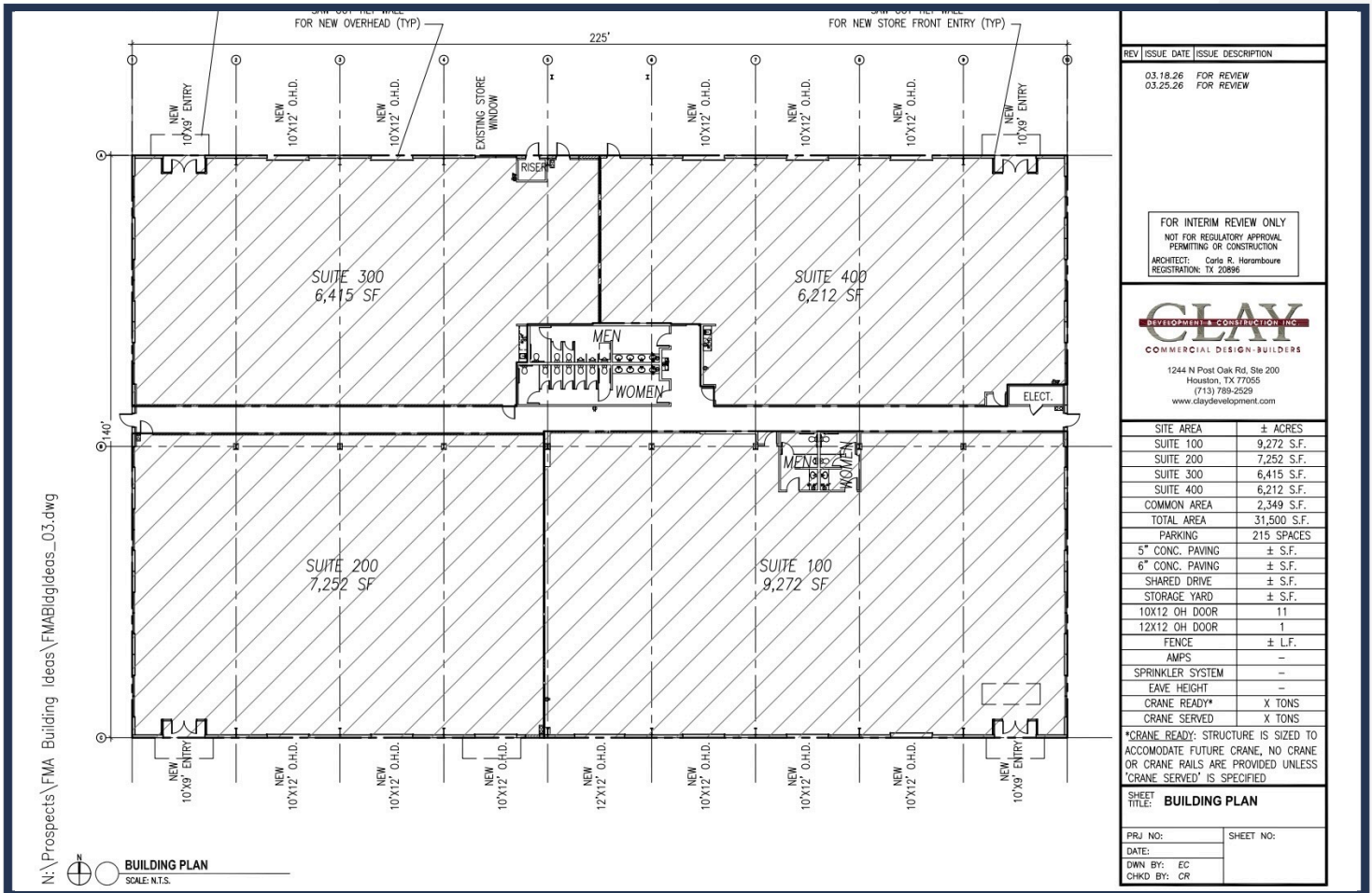
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