

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



- Suite A = 3,088 total sq ft. Incl 475 sq ft office build out= \$4,324 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= \$1.40 per SF per month. NO NNN. 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 suite                      300-400 amps 3 Phase 120/208 power  
Fully insulated- 14' x 14' overhead doors              warehouse electrical and lighting  
22' front 20' rear eave height- 65' deep                grey/ galvanized steel- rear wall light*

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