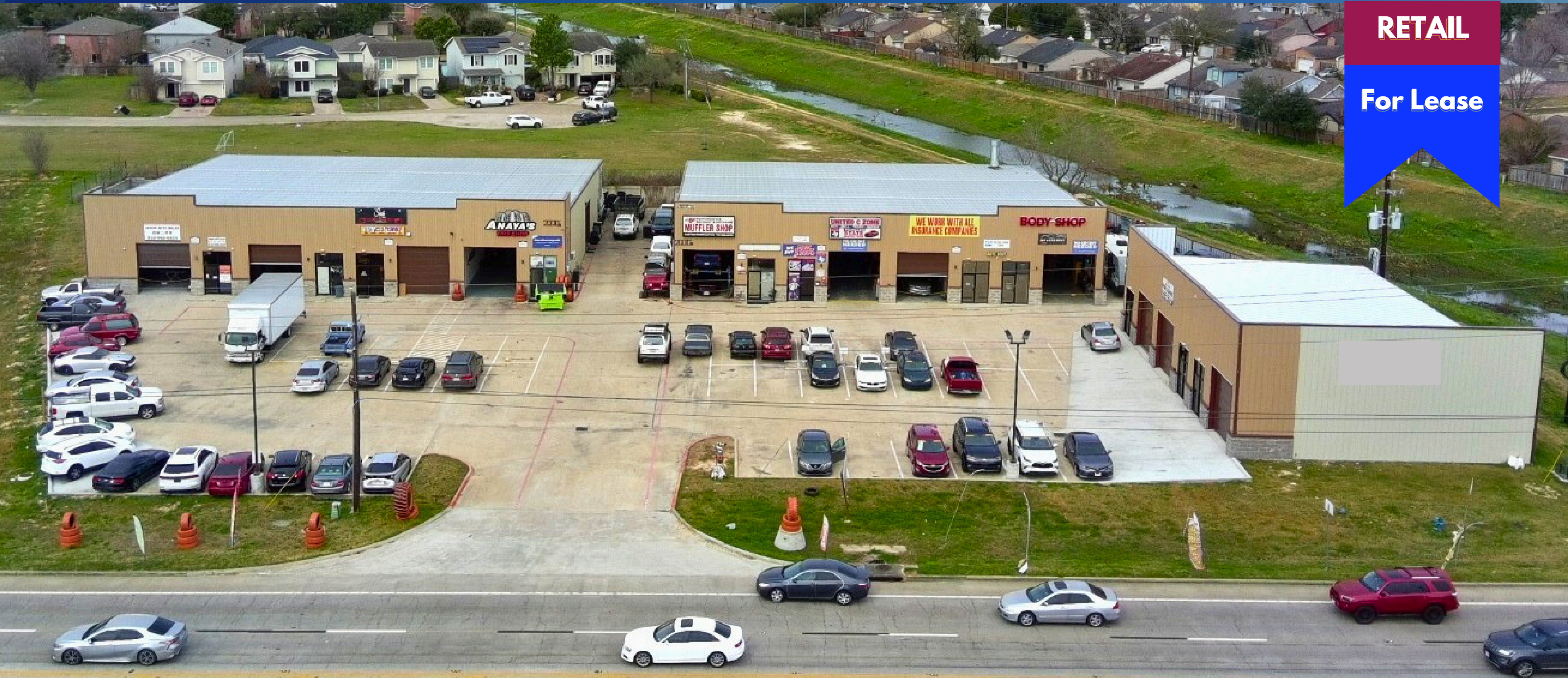


RETAIL

For Lease







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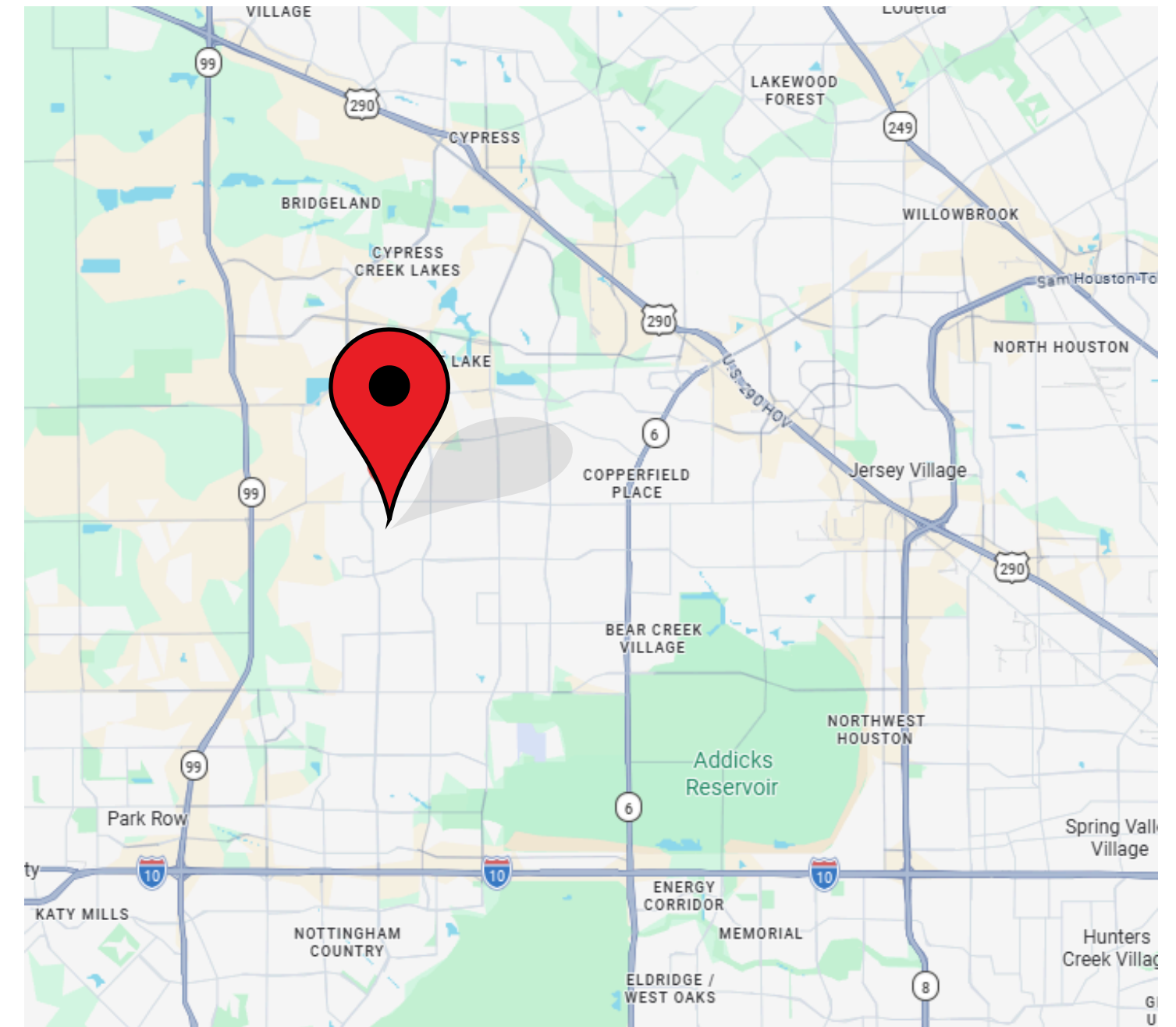
Highlights:

- Two suites available: ±1,300 SF each (can be combined)
- 2022 construction – modern flex warehouse design
- FM 529 frontage with excellent visibility
- Grade-level roll-up door for each suite
- Surrounded by automotive and service-related businesses
- High traffic counts (~29K CPD)
- Easy access to major Cypress area thoroughfares

Located in the fast-growing Cypress, these newly constructed flex warehouse suites offer outstanding visibility and accessibility along the busy FM 529 Road corridor. Built in 2022, the property is ideal for service-oriented users seeking a clean, modern space in a high-traffic commercial pocket.

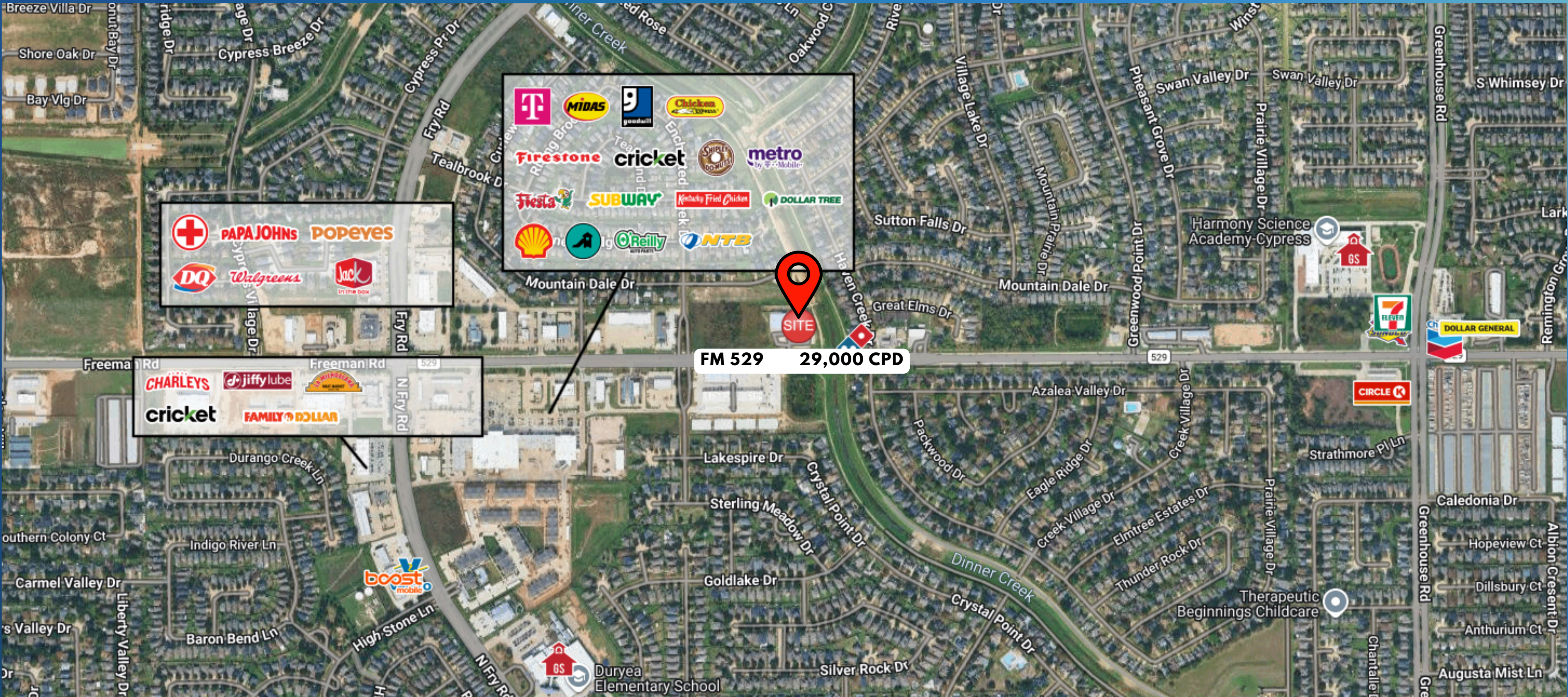
Two adjacent suites of approximately 1,300+/- SF each are available and can be leased individually or combined for a larger footprint. Each suite features a grade-level roll-up door, making the space well-suited for automotive-related uses, light industrial, storage, or trade services.

Positioned among established vehicle service businesses, this location benefits from strong daily exposure with traffic counts of approximately 29,000 vehicles per day.



IDEAL USES

Automotive services | Contractors and trade users | Light industrial users | Storage and distribution | Service-based businesses



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