



CYPRESS FOREST

COMMERCE PARK

DELIVERING Q2 2026

FOR SALE OR LEASE

Up to 261,466 SF of Class A Industrial
with Prominent I-45 Visibility



Leased by:

T Transwestern

Craig Bean

713.490.3784

Craig.Bean

@transwestern.com

Jude Filippone

713.270.3318

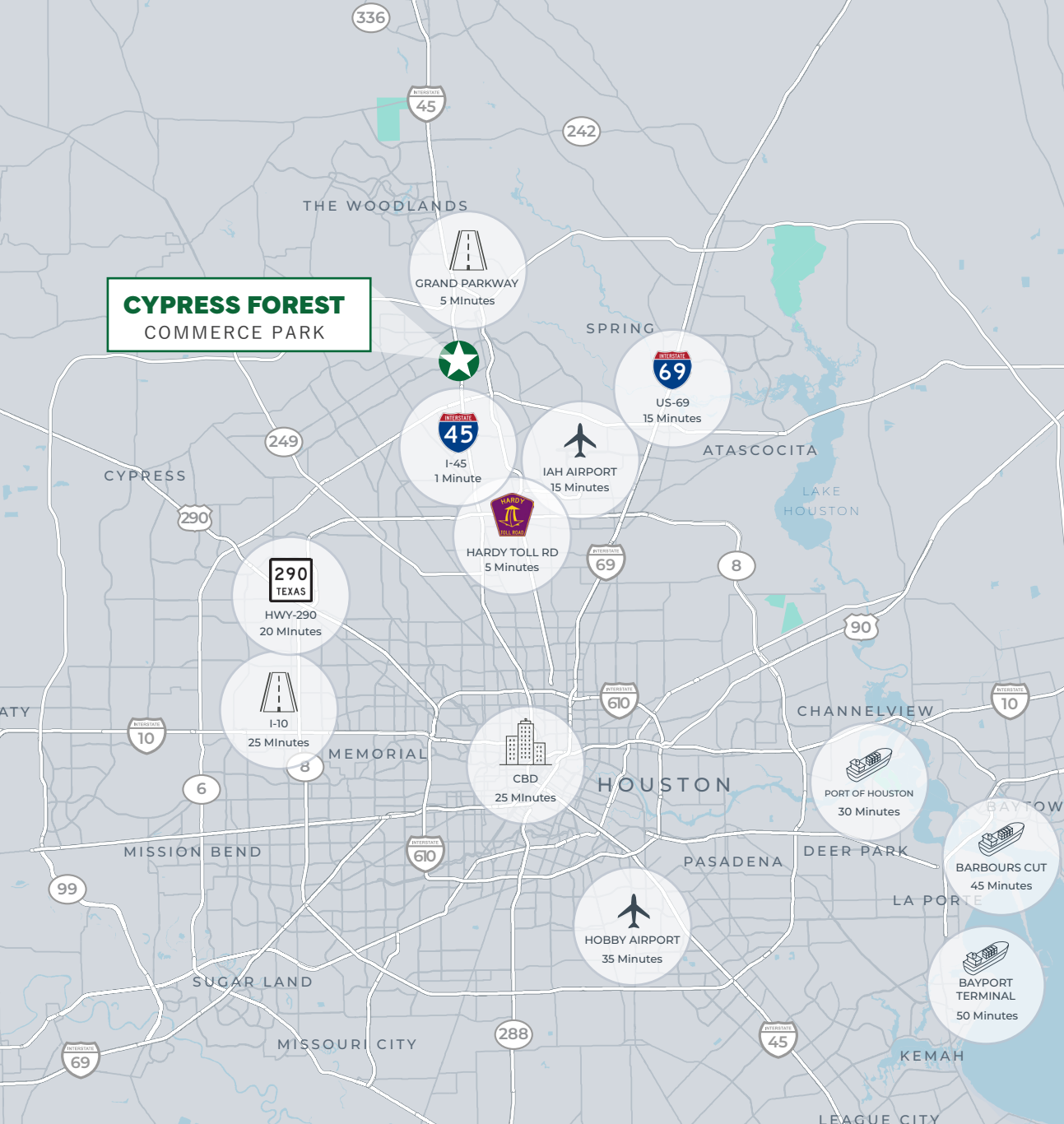
Jude.Filippone

@transwestern.com

A Project Of:



nuveen
REAL ESTATE



CYPRESS FOREST COMMERCE PARK

Cypress Forest Commerce Park is an institutional-quality industrial development featuring two Class A buildings strategically located along Interstate 45 near Grand Parkway (TX-99). The project benefits from excellent visibility and easy access to multiple major thoroughfares and George Bush Intercontinental Airport.

Located in North Houston near The Woodlands, this project is perfectly positioned to capitalize on the growth of both Houston and the greater Montgomery County area.

This efficient and versatile development plan can accommodate an array of user types, loading specifications, and tenant size requirements ranging from 20,000 SF to 164,000 SF.

LOCATION ADVANTAGES



Over 200,000
Cars Per Day
on I-45



850,000
Population
within 10 Miles



Median
Household
Income \$85,000



Strong Local
Labor Force

Leased by:

Transwestern

Craig Bean
713.490.3784
Craig.Bean
@transwestern.com

Jude Filippone
713.270.3318
Jude.Filippone
@transwestern.com

A Project Of:



nuveen
REAL ESTATE

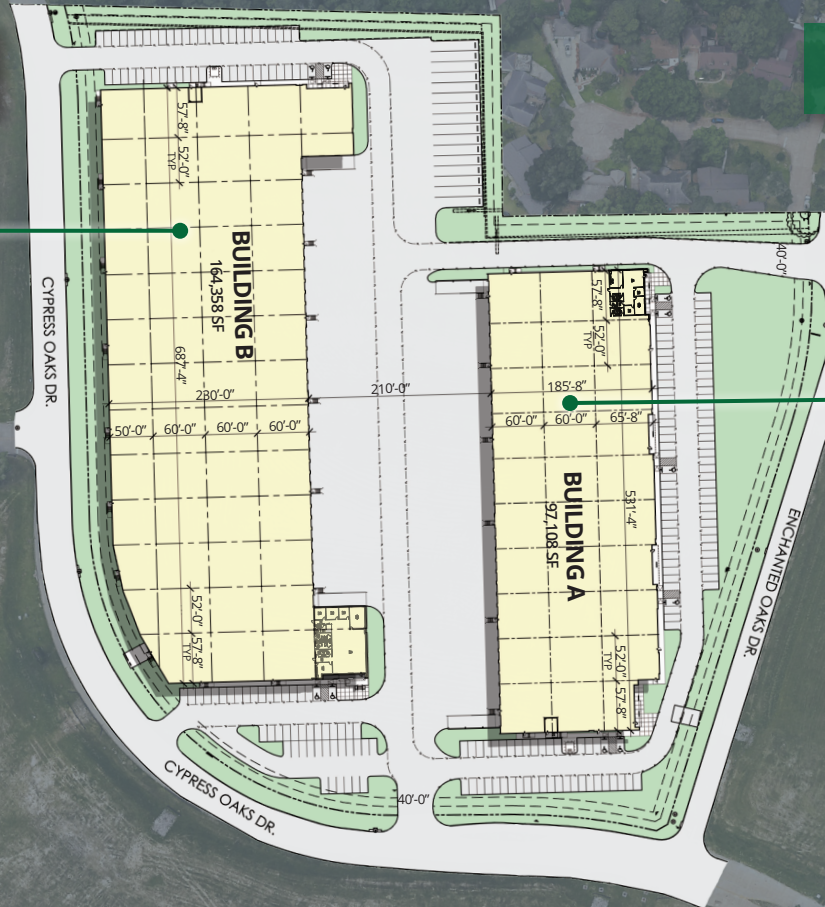
Site Plan



Building B

320 Cypress Oaks Dr.

- 164,358 Square Feet
- Divisible to $\pm 50,000$ Square Feet
- 4,618 SF Pre-Finished Office
- Front-Load Configuration
- 32' Clear Height
- 30 Dock High Loading Doors
- 10 Pre-Installed Dock Levelers
- Two Drive-In Ramps
- 210' Truck Court
- 16 Trailer Parking Spaces
- 114 Car Parking Spaces
- 230' Building Depth
- 60' Speed Bay
- ESFR Sprinklers
- White-Boxed Warehouse
- LED Warehouse Lights
- Direct Access to Interstate 45 via Cypress Oaks Drive



Building A

250 Cypress Oaks Dr.

- 97,108 Square Feet
- Divisible to $\pm 20,000$ Square Feet
- 2,426 SF Pre-finished Office
- Rear-Load Configuration
- 32' Clear Height
- 30 Dock High Loading Doors
- Two Drive-In Ramps
- 210' Truck Court
- 123 Car Parking Spaces
- 186' Building Depth
- 60' Speed Bay
- ESFR Sprinklers
- White-Boxed Warehouse
- LED Warehouse Lights
- Prominent Visibility from Interstate 45
- Direct Access to Interstate 45 via Cypress Oaks Drive

Leased by:

 Transwestern

Craig Bean
713.490.3784
Craig.Bean
@transwestern.com

Jude Filippone
713.270.3318
Jude.Filippone
@transwestern.com

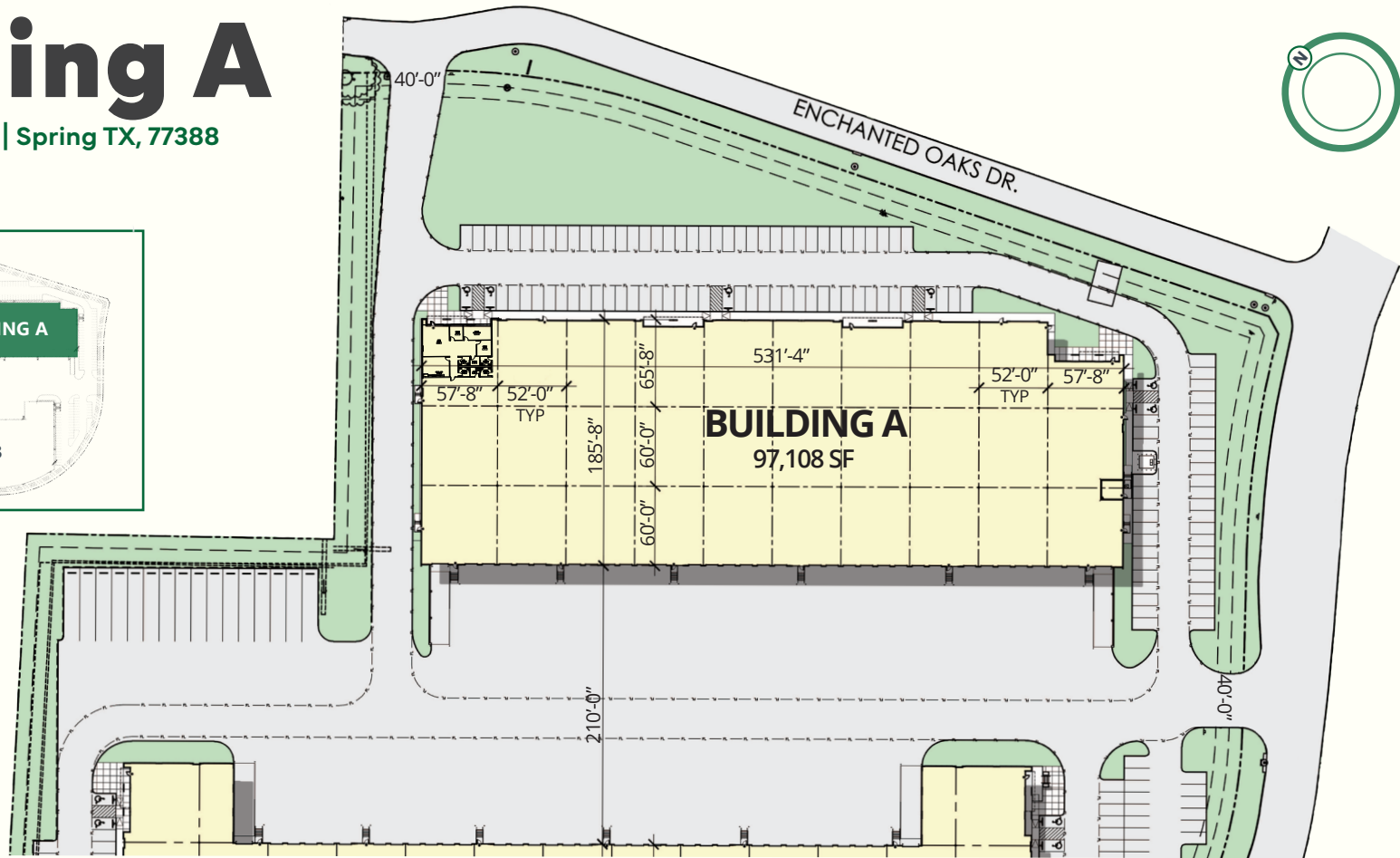
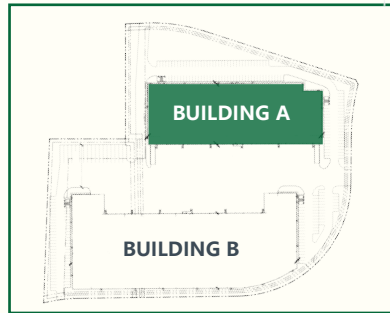
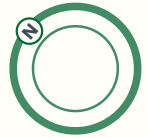
A Project Of:



nuveen
REAL ESTATE

Building A

250 Cypress Oaks Dr | Spring TX, 77388



97,108 SF
Total
Divisible to
±20,000



2,426 SF
Pre-Finished
Office



Rear-Load



32'
Clear
Height



Two (2)
Drive-In
Ramps



123 Car
Parking
Spaces



186' Building
Depth



30
Dock High
Loading
Doors



60'
Speed Bay



ESFR
Sprinklers



White-Boxed
Warehouse



LED
Warehouse
Lights

Leased by:

 Transwestern

Craig Bean
713.490.3784
Craig.Bean
@transwestern.com

Jude Filippone
713.270.3318
Jude.Filippone
@transwestern.com

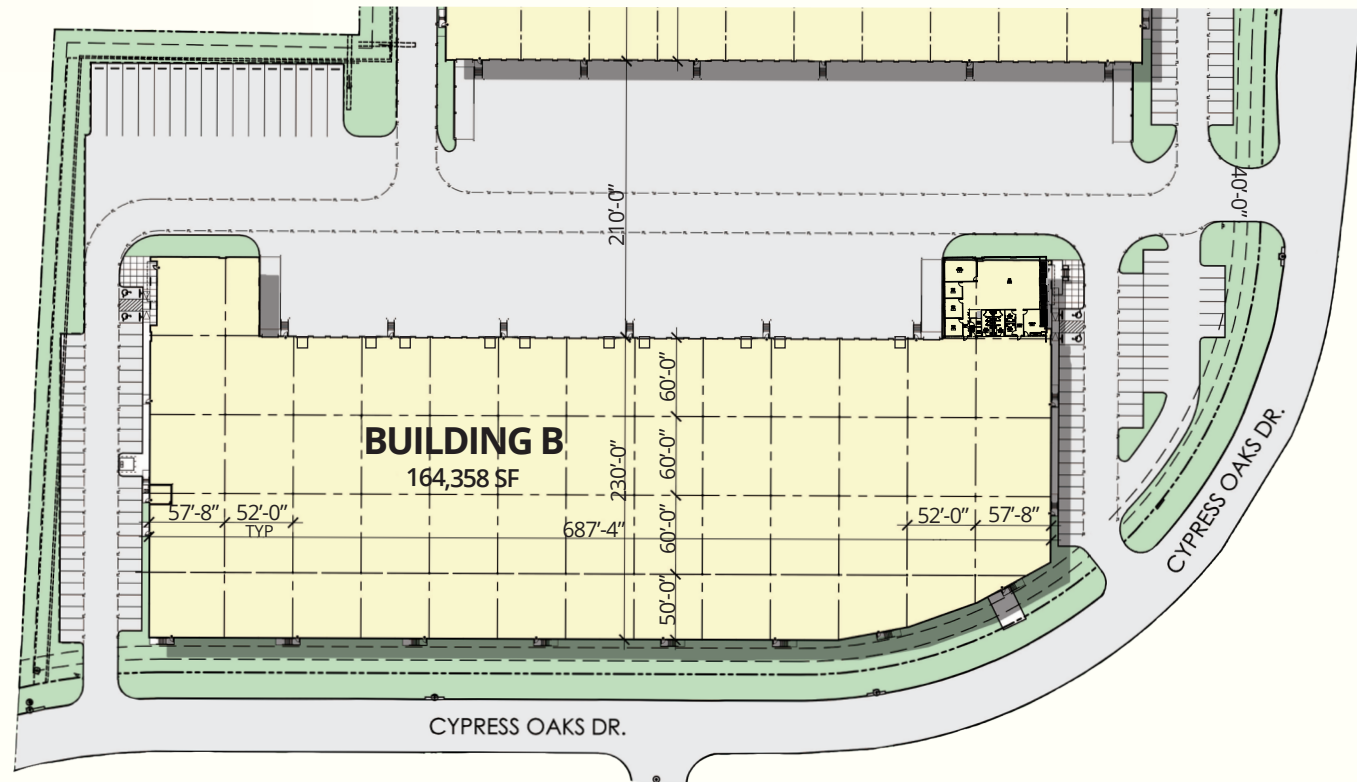
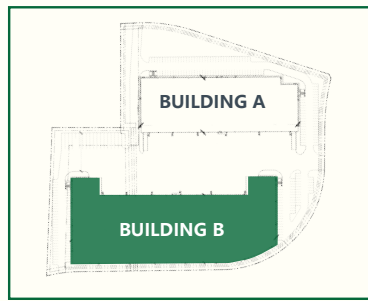
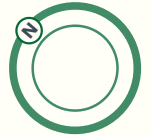
A Project Of:



nuveen
REAL ESTATE

Building B

320 Cypress Oaks Dr | Spring TX, 77388



164,358 SF
Total

Divisible to
±50,000



4,618 SF
Pre-Finished
Office



Front-Load



32'
Clear
Height



Two (2)
Drive-In
Ramps



114 Car
Parking
Spaces



16 Trailer
Parking
Spaces



230'
Building
Depth



30
Dock High
Loading
Doors



10
Dock
Levelers



60'
Speed Bay



ESFR
Sprinklers



White-Boxed
Warehouse



LED
Warehouse
Lights

Leased by:

 Transwestern

Craig Bean
713.490.3784
Craig.Bean
@transwestern.com

Jude Filippone
713.270.3318
Jude.Filippone
@transwestern.com

A Project Of:



nuveen
REAL ESTATE

99 TEXAS 4 MILES NORTH

INTERSTATE 45

99 TEXAS

4 MILES NORTH

ELITE MATERIAL HANDLING

ALL MY SONS MOVING & STORAGE

SOURCE LOGISTICS

ACM TECHNOLOGIES, INC.

FARM TO MARKET 1960 RD E

amazon

BEACON

ARTISENT floors

WISENBAKER

bel FURNITURE

SPEC

Deluxe Home of USA

McLANE GLOBAL

FRAMEWORKS

Bel Air Lighting

GRAINGER

MART

5 MILES SOUTH

8 DELTA



CYPRESS FOREST
COMMERCE PARK



Leased by:

T Transwestern

Craig Bean
713.490.3784
Craig.Bean
@transwestern.com

Jude Filippone
713.270.3318
Jude.Filippone
@transwestern.com

A Project Of:

FIDELIS

nuveen
REAL ESTATE