



FOR LEASE | CYPRESS, TX

15046 Grant Rd

Multi-Building Industrial / Flex Campus — Available Now

ASKING RATE

\$0.85/SF

+ \$0.12/SF NNN

USE

Industrial

Flex / Light Manufacturing

AVAILABILITY

Available

Now

HEAVY POWER • MULTIPLE ROLL-UP DOORS • FUNCTIONAL YARD • SECURE PERIMETER

Executive Summary

A rare infill industrial / flex campus in Cypress, ready for immediate occupancy

PrinGroup Commercial is pleased to present the opportunity to lease 15046 Grant Rd, a multi-building industrial / flex campus in the heart of Cypress — one of Northwest Houston's most active small-bay industrial submarkets. The property is available now, delivered move-in ready with heavy 3-phase power (480V / 2,000A), a functional yard, and multiple grade-level roll-up doors. Ownership is responsive, motivated, and willing to tailor the space, lighting, power, and office build-out to a qualified user.

KEY HIGHLIGHTS

Move-In Ready

Available now — no major capex required. Ownership is actively refreshing the campus and will deliver in turnkey condition.

Heavy Power Infrastructure

3-phase 480V / 2,000-amp service supports light manufacturing, fabrication, machining, EV / battery work, and clean-tech users.

Flexible Configurations

Four buildings can be leased individually or in combination; office build-out, lighting, and power can be tailored to suit.

Secured & Functional Site

Perimeter fence with iron front gate, concrete apron, yard area, grade-level roll-up doors, and storm-drain sump pump.

Cypress / NW Houston Submarket

Dense rooftop growth, strong small-bay absorption, and direct access to 290, Beltway 8, Grand Parkway (99) and Hwy 6.

Landlord-Aligned Lease

Ownership seeks a qualified, long-term tenant and offers flexibility on term length, TI, and phased occupancy.

Property Overview

Four-building industrial / flex campus with yard, doors, and power



15046 Grant Rd comprises four freestanding metal industrial buildings on a secured, fenced site in Cypress, Texas. The configuration allows the property to serve a single tenant campus-wide, multiple users across buildings, or a headquarters-plus-warehouse operation with dedicated yard. Buildings feature vertical-rib exterior panels, black trim and roll-up doors, a clean concrete apron, and a functional fenced yard with iron front gate. Ownership is actively refreshing the site and will deliver move-in ready.

ADDRESS

15046 Grant Rd
Cypress, TX 77429

SUBMARKET

NW Houston / Cypress
Small-Bay Industrial

CONFIGURATION

4 Buildings
Flexible Lease Sizing

Specifications & Features

Building details, improvements, and tenant enhancements

BUILDING SPECIFICATIONS

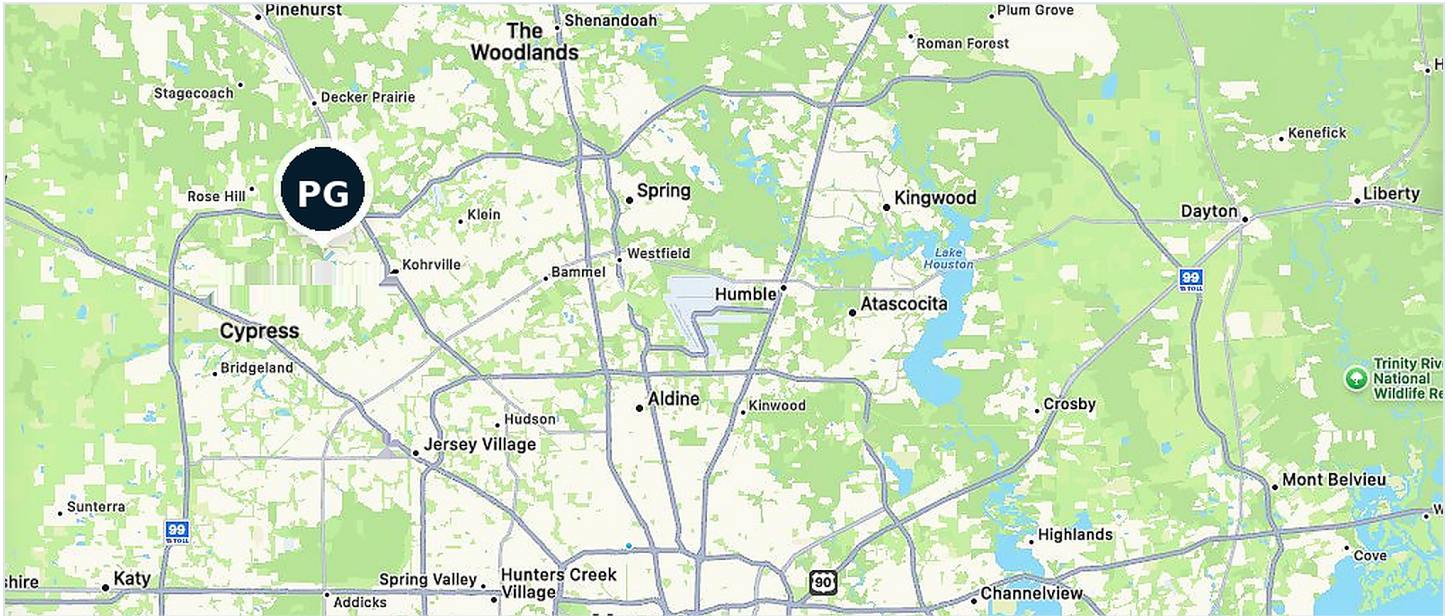
Configuration	Four-building industrial campus	Lighting	Upgradable on tenant request
Construction	Metal building with vertical rib exterior	Crane	Potentially available for tenant need
Trim / Doors	Black trim, black roll-up doors	Yard	Functional yard / concrete apron
Loading	Grade-level roll-up doors (multiple); 3 dock-high	Security	Perimeter fence with iron front gate
Power	3-Phase 480V / 2,000 Amps	Life Safety	Burglary bars; exterior lighting
Office	Buildable / to suit on request	Drainage	New sump pump to drain bay

OWNERSHIP REFRESH & IMPROVEMENTS

- Full site refresh and cosmetic upgrade in progress
- New sump pump installed for storm-water drainage
- Trim, doors, and exterior paint refreshed where needed
- Lighting upgrades available on tenant request
- Power expansion / additional circuits available
- Office build-outs available, tailored to tenant requirement

Location & Market

Cypress / Northwest Houston — a high-growth industrial submarket



The property sits in the Cypress / Northwest Houston submarket, one of the fastest-growing residential and small-bay industrial corridors in the metro. Users enjoy immediate access to US-290, Beltway 8, Grand Parkway (SH-99), and Highway 6, with a ~35-minute drive to Downtown Houston and direct connectivity to the Energy Corridor, Tomball, Katy, and the Woodlands. The surrounding rooftop growth drives strong demand for service-industrial, contractor, light-manufacturing, and last-mile users.

US-290 ~2 min	Beltway 8 ~10 min	SH-99 / Grand Pkwy ~6 min	Downtown HOU ~35 min
-------------------------	-----------------------------	-------------------------------------	--------------------------------

Lease Terms & Ideal Users

Economic structure and target user profile

DEAL TERMS

Market-aligned economics with flexible structure for a qualified long-term tenant.

ASKING RATE

\$0.85/SF + \$0.12/SF NNN

TERM

3 – 10 Years (flexible)

TENANT IMPROVEMENTS

Negotiable per Requirement

STRUCTURE

NNN | Negotiable

FREE RENT

Negotiable

AVAILABILITY

Available Now

IDEAL USER PROFILES

Light Manufacturing / Fabrication

Heavy 3-phase power, multiple roll-up doors, yard, and flexible ceiling heights suit metalwork, assembly, and machining users.

Service-Industrial / Contractor Yards

Electrical, mechanical, HVAC, plumbing, solar, and trade contractors needing warehouse + staging + secure yard in one site.

Distribution / Last-Mile

Van and box-truck operators serving NW Houston rooftops with quick 290 / Beltway 8 / Grand Parkway access.

Auto / Fleet / Truck

Fleet maintenance, upfit, wrap / detail, and specialty auto users with need for yard parking and large door openings.

For More Information

Contact the listing Vice President to schedule a tour or request financials

Presented by **PrinGroup Commercial**



VICE PRESIDENT

William Byrd

PrinGroup Commercial

PHONE

713-303-7728

WEBSITE

pringroup.com

EMAIL

william@pringroup.com

ADDRESS

15046 Grant Rd, Cypress, TX 774

SCHEDULE A TOUR

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by PrinGroup Commercial solely for the use of prospective tenants in considering a lease at 15046 Grant Rd, Cypress, TX. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of any information. Prospective tenants should conduct their own independent investigations, including legal, physical, environmental, and engineering due diligence, prior to entering into any lease. All financial projections, measurements, and property descriptions are approximate. This memorandum is confidential and shall not be reproduced or distributed without the prior written consent of PrinGroup Commercial.