

# 20434 CYPRESSWOOD DRIVE

**WAREHOUSE FACILITY WITH  
LAVISH RESIDENCE ATTACHED**

Humble, Texas

**FOR SALE**



**Price:  
\$299,000.00**



*5,200 SF metallic building including 400 SF of finished office space and 2,000 SF high finish residential quarters*

- Property is located on 2.44 acres of land with 265 feet of frontage on Cypresswood and 347 feet on Maple Drive
- 2,000 SF residential quarters could be converted to office or warehouse
- Excellent northwest location for manufacturing operation with easy access to FM 1960, US 59, I-45 and Hardy Toll Road
- Three grade level doors: one - 14' X 12' & two - 12' X 12'; manufacturing area has heavy electrical; 16' eave height; fenced yard
- Very close proximity (1/4 mile) to George Bush Intercontinental Airport
- Key Map: 334P



*For Additional Information Contact:*

**Chris Klein or Roddy McAlpine**  
(713) 830-2141 ■ (713) 830-2130

**Colliers International**

1300 Post Oak Blvd ■ Suite 225 ■ Houston, Texas 77056  
713-222-2111 ■ fax 713-830-2118 ■ [www.colliertexas.com](http://www.colliertexas.com)

Office Leasing ■ Commercial Properties  
Land Development ■ Investment Counseling

*The information contained herein, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy of such information, however, no warranty or guarantee, either expressed or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in the condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.*

**COLLIERS  
INTERNATIONAL**

**INDUSTRIAL**

# 20434 CYPRESSWOOD DRIVE

**WAREHOUSE FACILITY WITH  
LAVISH RESIDENCE ATTACHED**

Humble, Texas



*The information contained herein, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy of such information, however, no warranty or guarantee, either expressed or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in the condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.*