

# INTERSTATE COMMERCE CENTER

## BUILDING 4

2032 Cypress Station Dr | Houston, TX 77090

106,835 SF Available

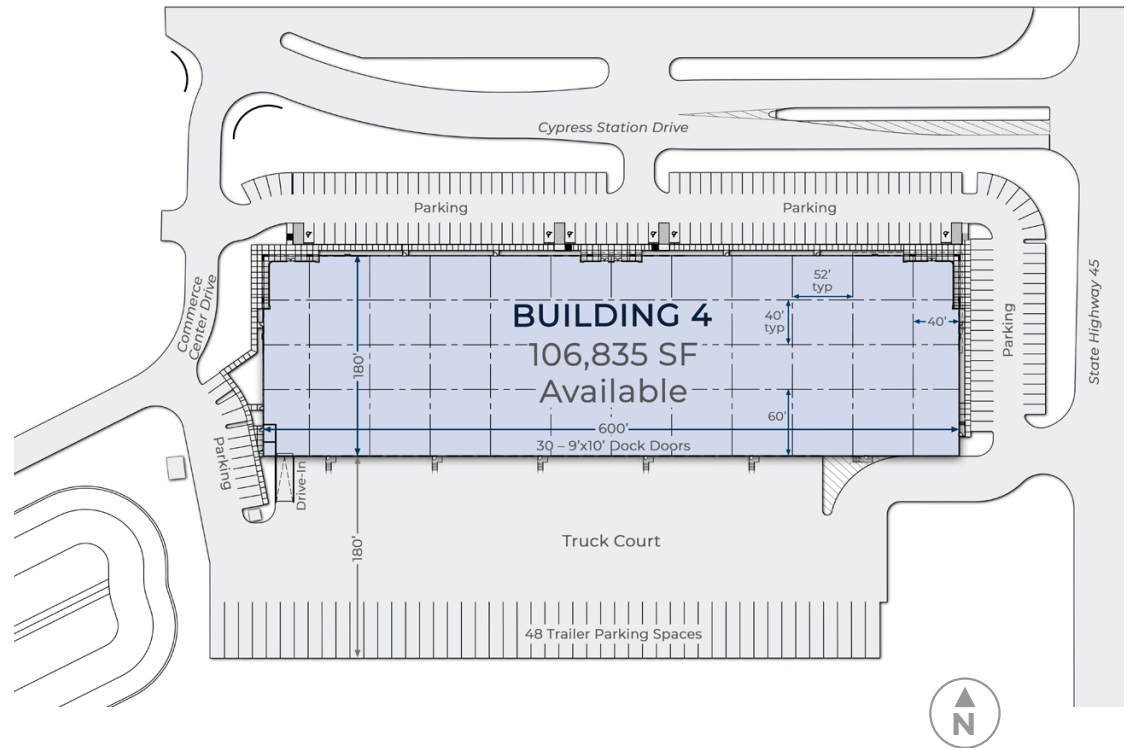
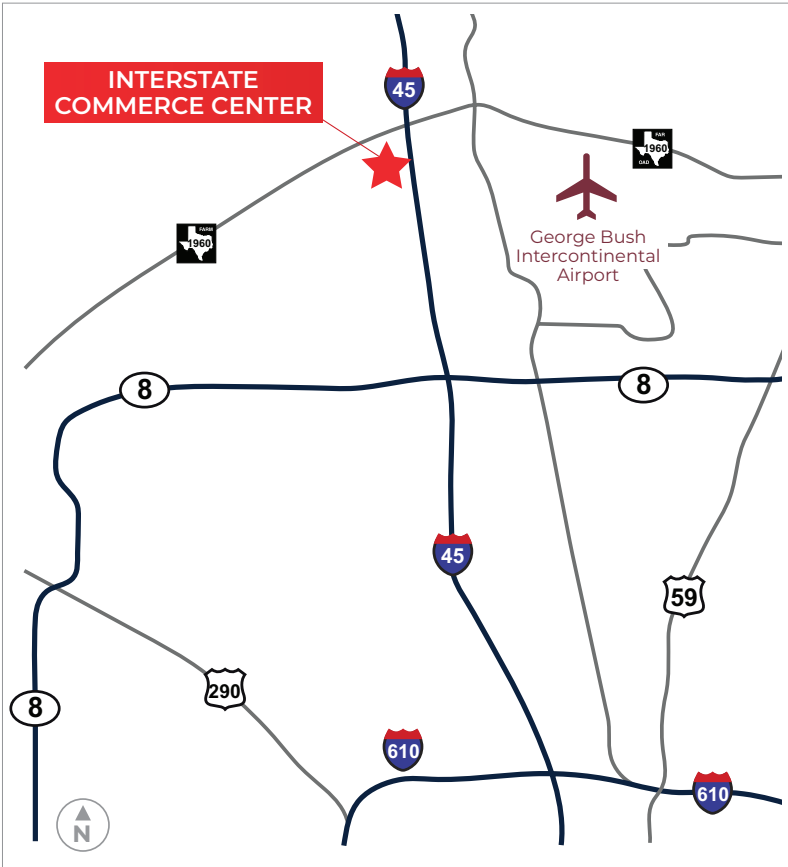
Class A Industrial

Interstate Commerce Center is a Class A industrial development located just south of FM 1960 and with immediate access and frontage along I-45 and less than five minutes from Beltway 8.

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## PROPERTY OVERVIEW



106,835 SF available on 7.52 acres



28' clear height



1 – drive in ramp with 12' x 14' door



ESFR sprinkler system



Rear load configuration



180' truck court



T-5 lighting in 18,000 SF



40' deep x 52' wide typical bay spacing;  
60' in staging bay



177 – auto parking spaces



45 mil TPO single-ply roof



48 – trailer parking spaces



Warehouse heaters



30 – 9' x 10' dock doors with Z-guard  
protection



2,000 amp electrical

### Development

A Joint Venture of  
Hillwood and Copeland

### AUSTIN REYNOLDS

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### Leasing

**STREAM**

### MATTESON HAMILTON

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### JEREMY LUMBRERAS

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## AREA INFORMATION



### DRIVE TIMES

Interstate 45

 3.7 mi.  6 min.

Beltway 8

 8 mi.  10 min.

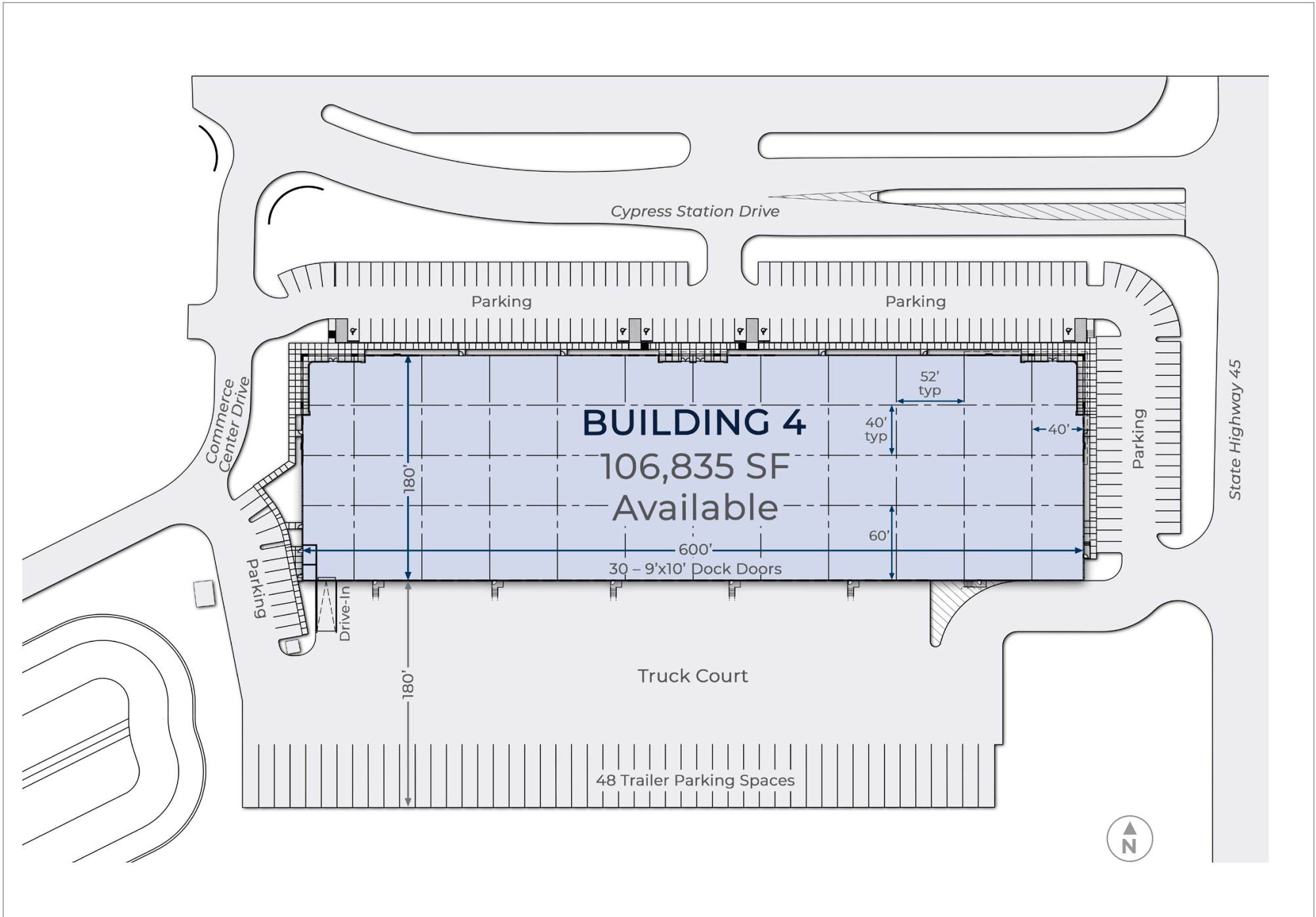
George Bush Int'l Airport

 11 mi.  20 min.

Houston CBD

 20 mi.  25 min.





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PROPERTY PHOTOS





# CONTACT

A JOINT VENTURE OF

**HILLWOOD**  
A PEROT COMPANY®

 **COPELAND COMMERCIAL**  
LLC

LEASING

  
**STREAM**

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