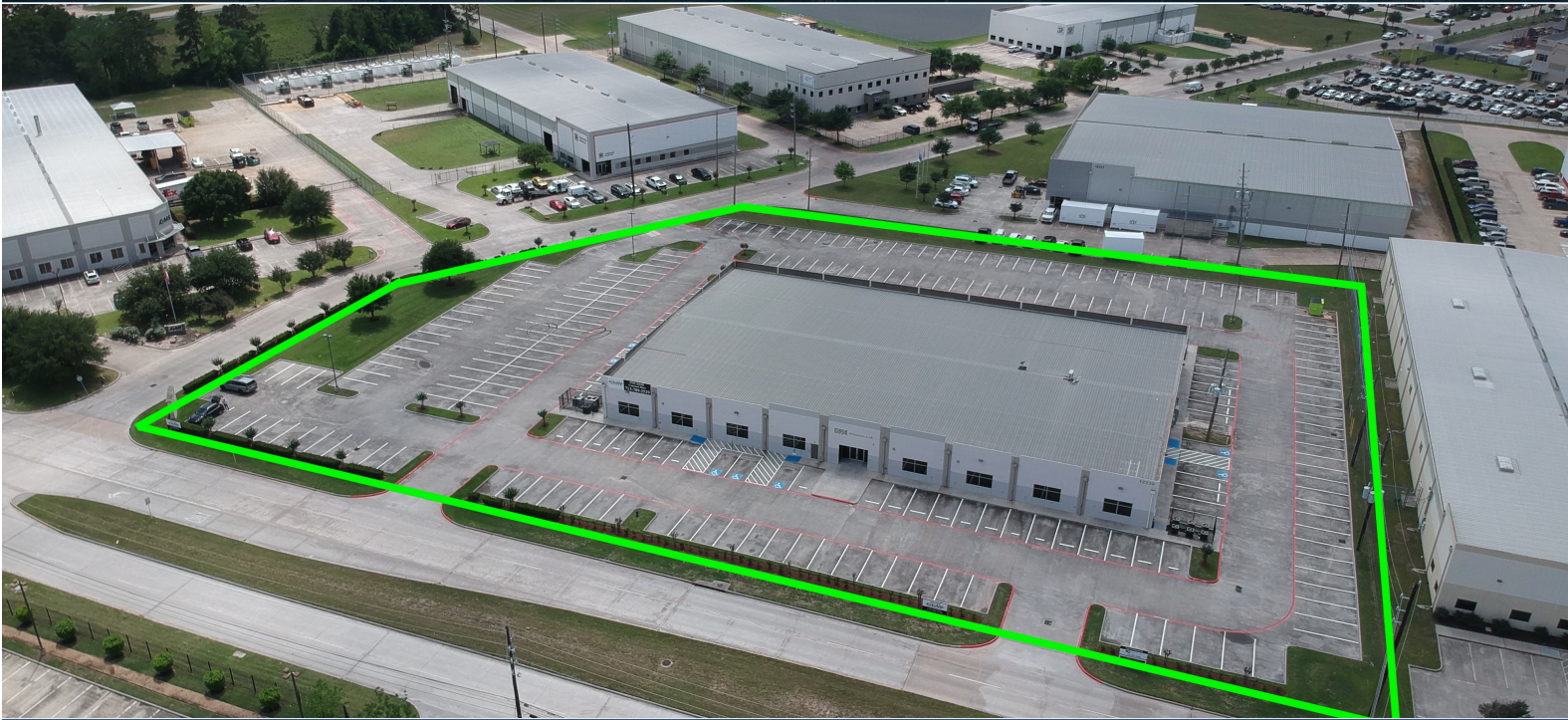
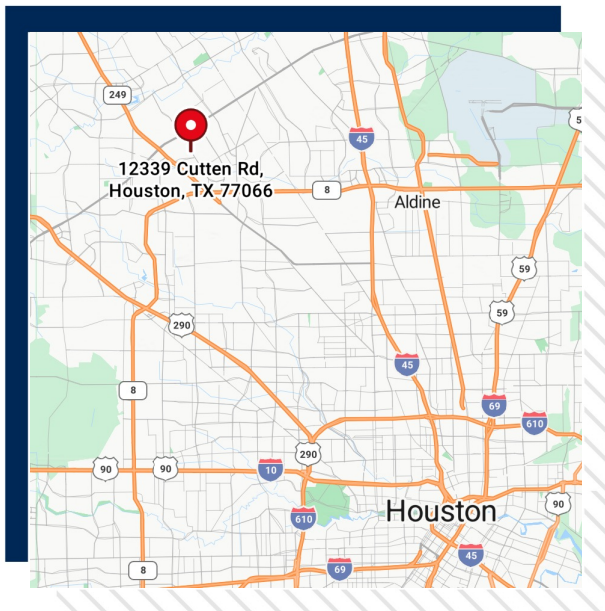


FOR LEASE



12339 Cutten Rd. Houston, TX 77066



- +/- 31,500sf Tilt-Wall FLEX Office / Warehouse Facility on 3.65 Acres
- Single Tenant or Multi-Tenant w/ (4) Suites:
 - Suite 100: 9,272sf
 - Suite 200: 7,252sf
 - Suite 300: 6,415sf
 - Suite 400: 6,212sf
- Class-A Facility with Flexible Use Capabilities
- **100% Climate Controlled**
- Multiple Grade-Level Overhead Door Options
- **Fully Sprinklered Building**
- Excellent Northwest Location on Cutten Rd. near Hwy 249 & Beltway 8

Steven O'Connor

(713) 300-4081
steven@pringroup.com

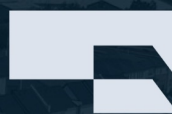
Marc Lawson

(713) 300-1450
marc@pringroup.com

The information contained herein is obtained from sources believed to be reliable. However, PrinGroup Commercial makes no guarantee, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions and is subject to prior sale, lease or withdrawal without notice.

www.pringroup.com

FOR LEASE



PrinGroup
COMMERCIAL

12339 Cutten Rd. Houston, TX 77066



- Suite 400 – Converted into Flex Office/Warehouse Space with (1) Overhead Door

Steven O'Connor

(713) 300-4081
steven@pringroup.com

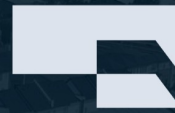
Marc Lawson

(713) 300-1450
marc@pringroup.com

The information contained herein is obtained from sources believed to be reliable. However, PrinGroup Commercial makes no guarantee, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions and is subject to prior sale, lease or withdrawal without notice.

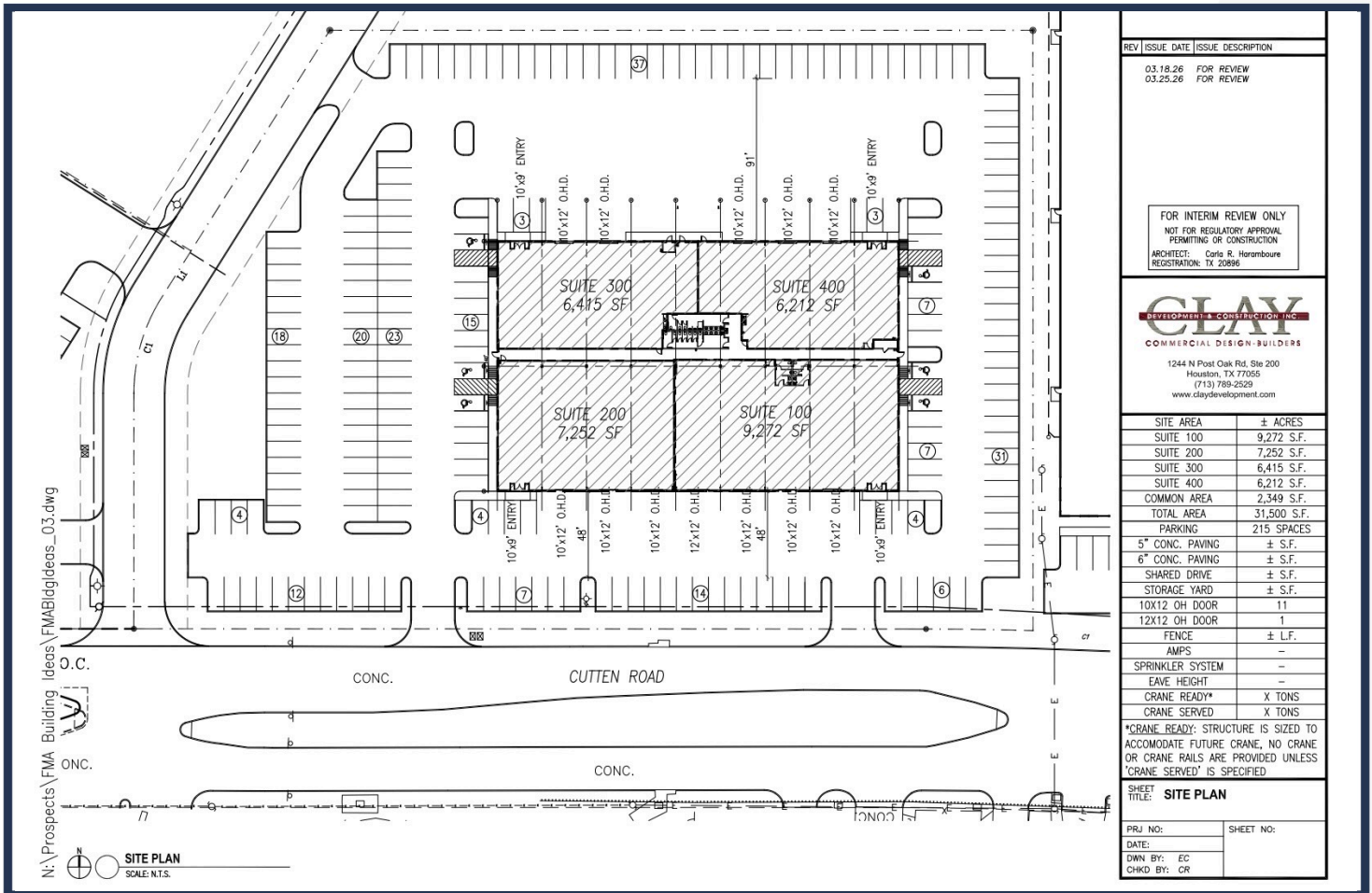
www.pringroup.com

FOR LEASE



PrinGroup
COMMERCIAL

12339 Cutten Rd. Houston, TX 77066



Steven O'Connor

(713) 300-4081

steven@pringroup.com

Marc Lawson

(713) 300-1450

marc@pringroup.com

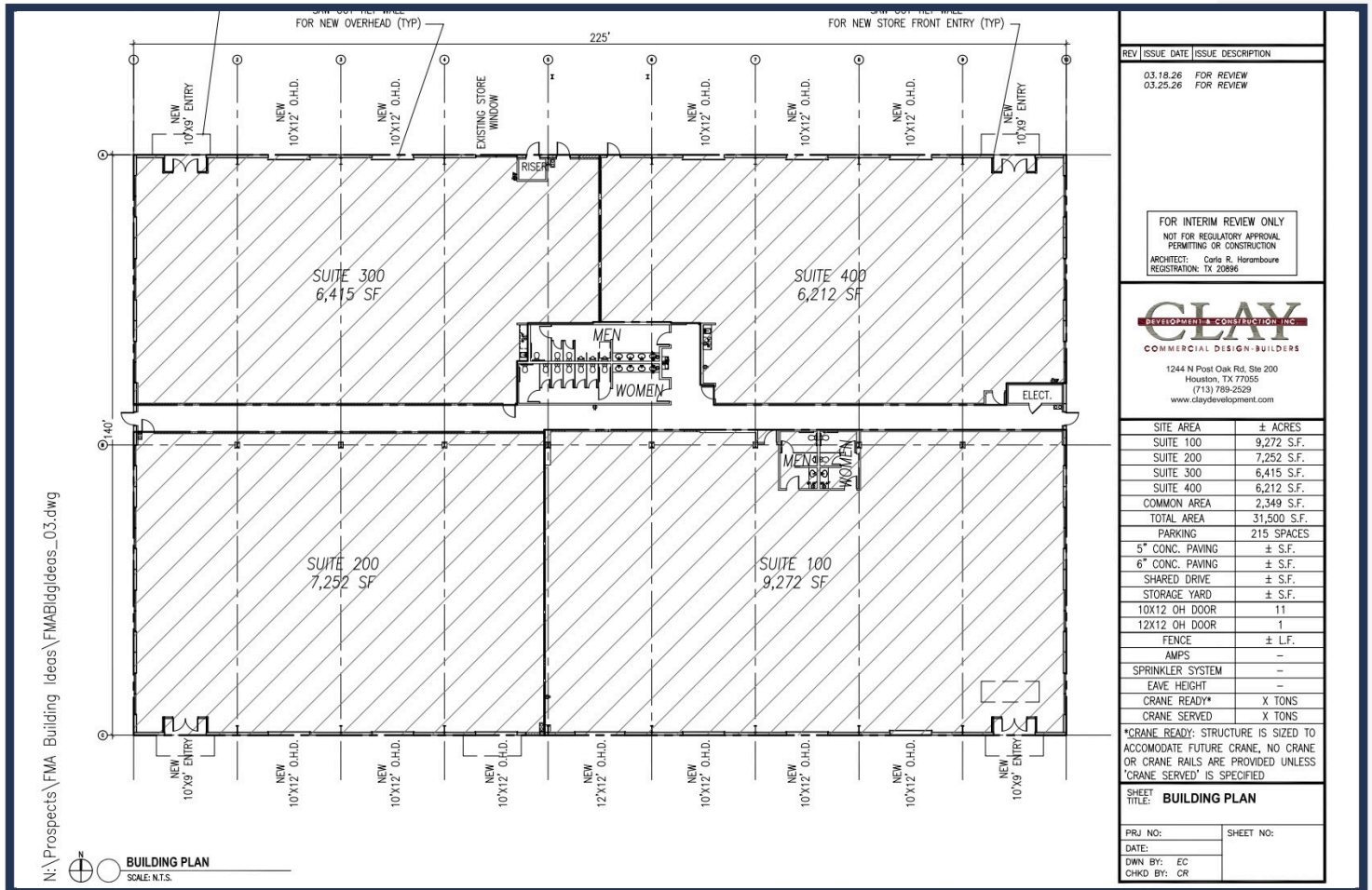
The information contained herein is obtained from sources believed to be reliable. However, PrinGroup Commercial makes no guarantee, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions and is subject to prior sale, lease or withdrawal without notice.

www.pringroup.com

FOR LEASE



12339 Cutten Rd. Houston, TX 77066



Steven O'Connor

(713) 300-4081

steven@pringroup.com

Marc Lawson

(713) 300-1450

marc@pringroup.com

The information contained herein is obtained from sources believed to be reliable. However, PrinGroup Commercial makes no guarantee, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions and is subject to prior sale, lease or withdrawal without notice.

www.pringroup.com