



BUILDING A FRONT ELEVATION



BUILDING A SIDE ELEVATION



BUILDING B SIDE ELEVATION



BUILDING B FRONT ELEVATION



OFFICE WAREHOUSE

20440 & 20446 TEALBROOK DR.
CYPRESS, TX 77433

DATE: 12-9-2024



7130 Fry Rd, Cypress, TX 77433

\$16/SF/YR

\$1.33/SF/MO


Brand-New Flex Office/Warehouse

Industrial | 2 spaces available | 1,779 SqFt - 7,155 SqFt

SK

Sammy Khalifeh
TX
281.546.9808

Listing Added: 04/08/2026
Listing Updated: 05/12/2026

 Company logo



Building Details

Property Type	Industrial, Office, Retail	Subtype	Flex, Warehouse, Traditional Office
Tenancy	Multiple	Total Building SqFt	11,779
Minimum Divisible SqFt	1,779	Max Contiguous SqFt	7,155
Total Building Suites	5	Vacant SqFt	11,779
Class	A	Year Built	2026
Buildings	2	Stories	1
Ceiling Height	19' - 21'	Drive Ins	7
Collection Street	Tealbrook Dr	Cross Street	Fry Rd

Building Description

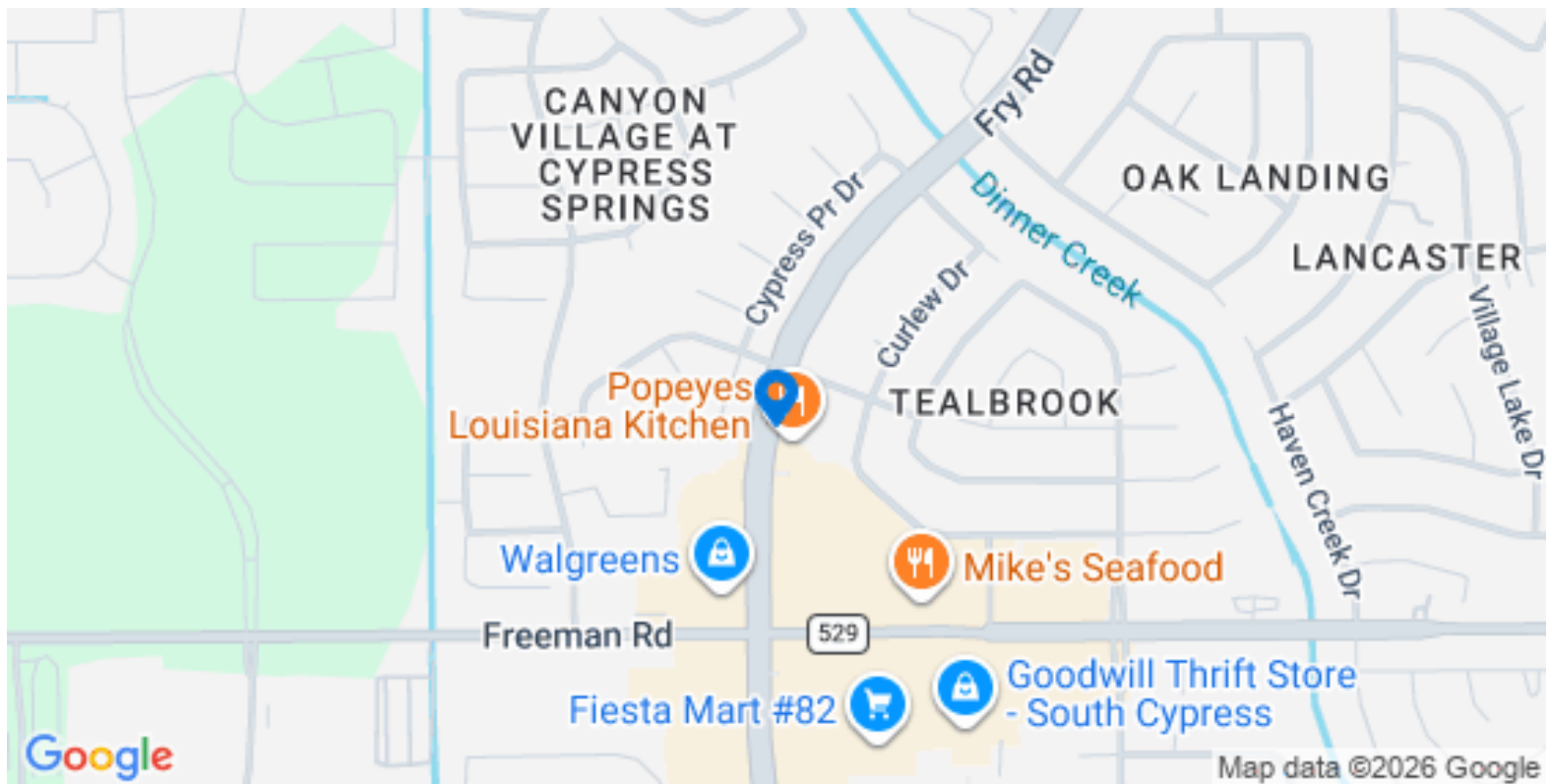
Brand-new flex/industrial office/warehouse space available at Fry Road and Tealbrook Road near FM 529 in one of Cypress' fastest-growing commercial corridors. The project offers two modern buildings with flexible, customizable suite options and up to 11,779 SF available, ideal for contractors, service businesses, showroom users, distribution, and light industrial tenants.

Each space is designed for functionality and professionalism, featuring finished office area, HVAC, private restroom, painted walls, and warehouse space with overhead door access. This is a rare opportunity to lease clean, modern flex space with strong accessibility and a more complete, move-in-ready finish than typical shell product.

Building Highlights

- Brand-new flex/industrial space
- Strategically located at Fry Rd and Tealbrook Rd near FM 529
- Office in each suite
- HVAC installed
- Private bathroom in each suite
- Painted walls
- Warehouse space with overhead door access
- Professional front entry
- Ideal for contractor, service, showroom, warehouse, and light industrial users

Building Location (1 Location)



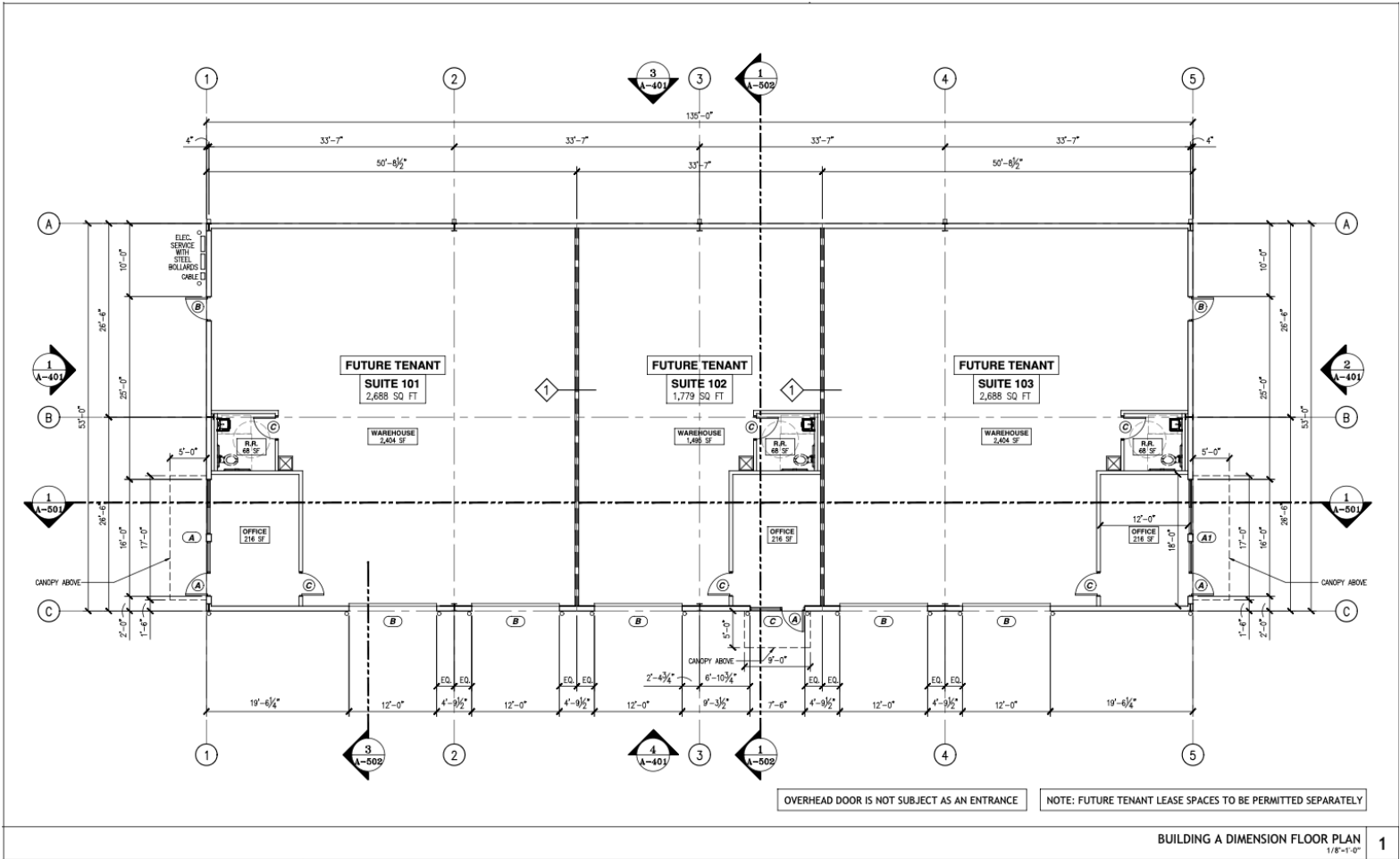
Building A Details

Brand-new flex/industrial suite featuring a finished office, HVAC, private restroom, painted walls, and warehouse space with overhead door access. Clean, functional, and move-in-ready, with a layout well suited for contractors, service businesses, showroom users, distribution, and light industrial operations.

Listing Type	Direct	Space Subtype	Flex, Warehouse, Traditional Office
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RSF Range	1779 - 7155 SF	USF	7,155 SF
Min Contiguous SF	1,779 SF	Max Contiguous SF	7,155 SF
Space Available	7/30/26	Drive-in Doors	5
Lease Type	NNN	Lease term	Negotiable
Days on Market	40 days		

Building A Floorplan

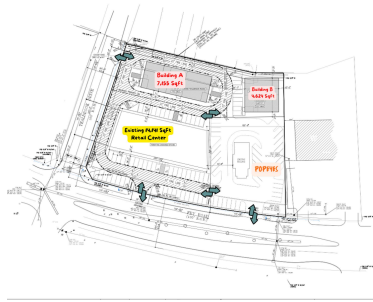


Building B Details

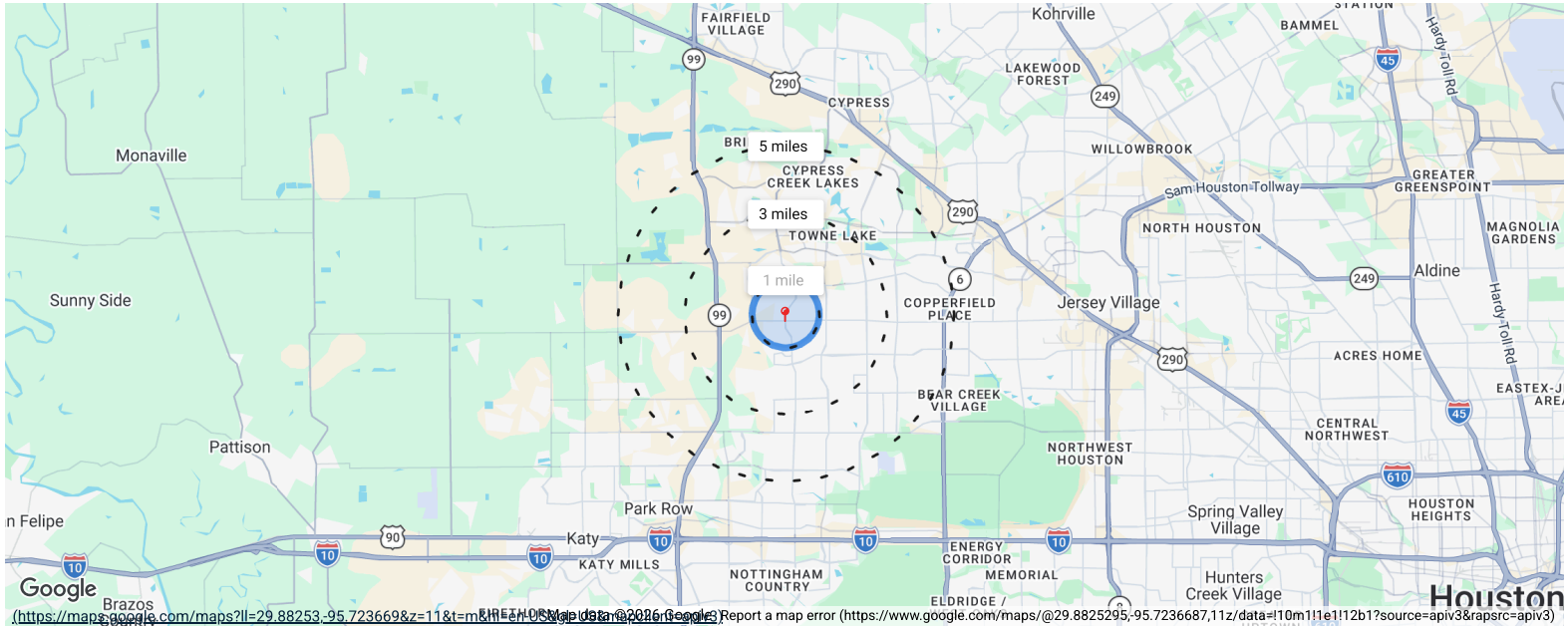
Brand-new flex/industrial suite featuring a finished office, HVAC, private restroom, painted walls, and warehouse space with overhead door access. Clean, functional, and move-in-ready, with a layout well suited for contractors, service businesses, showroom users, distribution, and light industrial operations.

Listing Type	Direct	Space Subtype	Flex,Warehouse,Traditional Office
RSF Range	2312 - 4624 SF	USF	4,624 SF
Min Contiguous SF	2,312 SF	Max Contiguous SF	4,624 SF
Space Available	7/30/26	Drive-in Doors	2
Lease Type	NNN	Lease term	Negotiable
Days on Market	30 days		

Property Photos (4 photos)



Demographic Insights



1 mile

3 miles

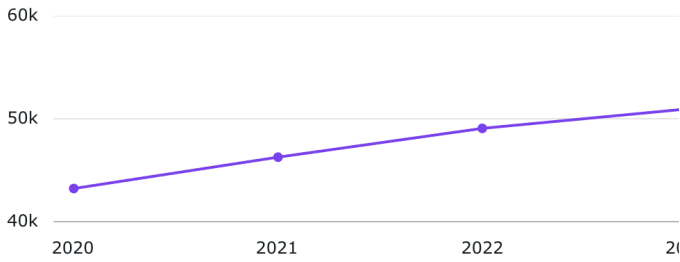
5 miles

Population

54.9k

↑ 7%
Compared to 50.9k in 2023

↑ 26%
Compared to 43.2k in 2020



Household Income

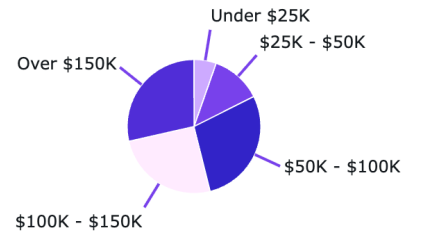
\$107.1k

Median Income

\$103.1k

2029 Estimate

↓ 4%
Growth Rate

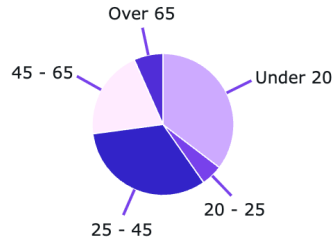


Age Demographics

31
Median Age

34
2029 Estimate

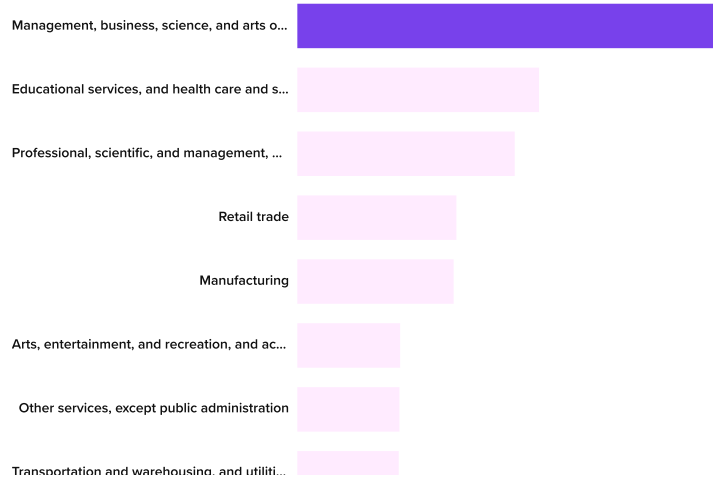
↑ **7%**
Growth Rate



Number of Employees

39.3k

Top Employment Categories



Housing Occupancy Ratio

37:1
23:1 predicted by
2029



Renter to Homeowner Ratio

1:4
1:2 predicted by
2029

