

21,600 SF 20-ton Crane Ready Warehouse

1271 Cardiff Road (Lot 4) • Brookshire, TX 77423

**Available
Now**

* Not actual building



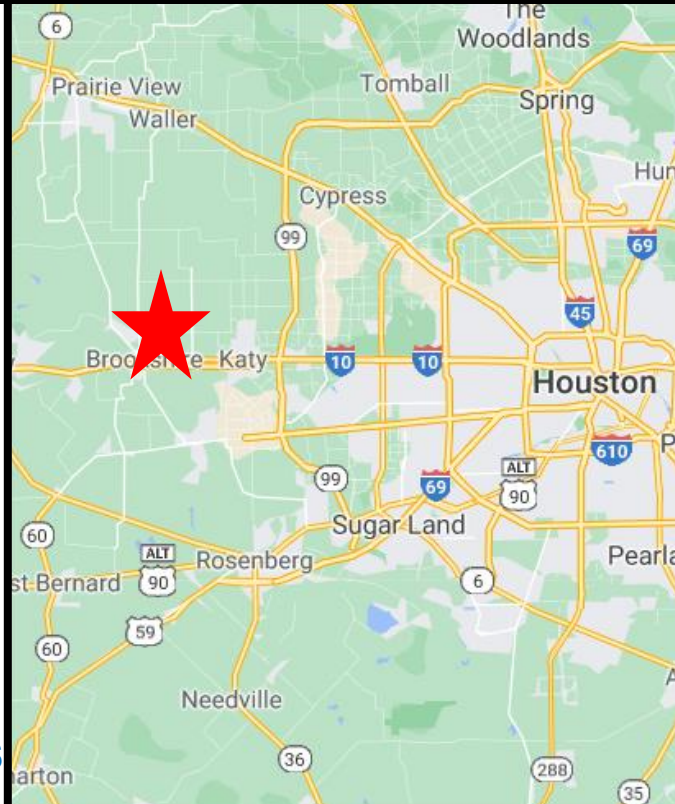
For Lease Only: \$20,500 / month (\$.95/SF) NNN

Location:

- Just north of US 90 and I-10
- 2 mi E of Brookshire & 4 mi W of Katy

Features:

- 21,600 SF Warehouse with 10% office
- Tiltwall construction
- Crane Ready to 20 tons (20' hook)
- 180' X 120' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- Natural gas available nearby
- Two 16'x16' roll up doors
- 1.62 acre site net of shared detention
- Low tax rate of \$.01816 (no MUD taxes)
- Neighbors include Goya Foods, Amazon Igloo and Houston Executive Airport
- **WALLER COUNTY OUTSIDE CITYLIMITS**



Capital Real Estate Commercial, Inc.

www.cretx.com

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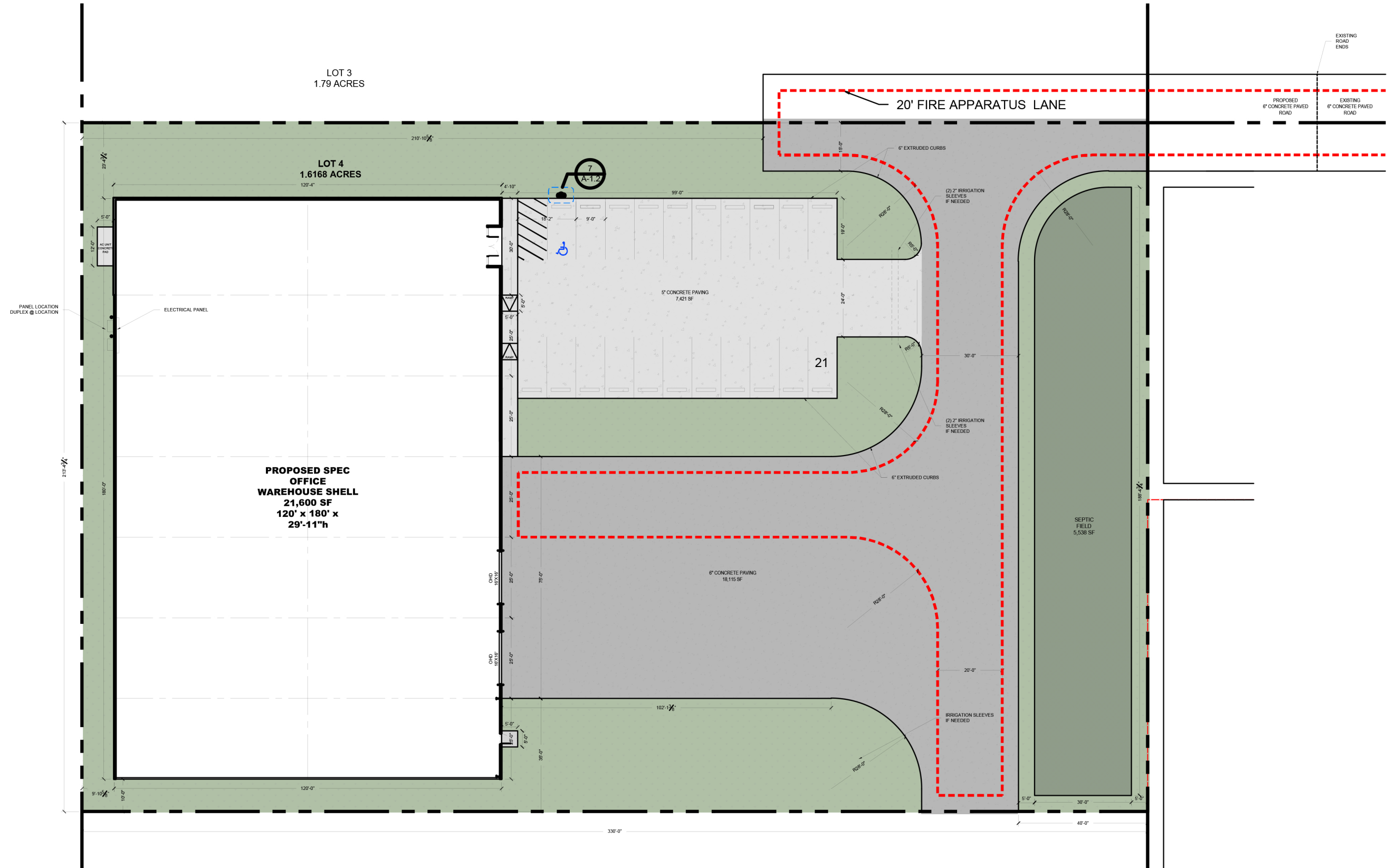
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CARDIFF LOT 4
0000 CARDIFF RD.
BROOKSHIRE, TX 77423
LOT 4 - 1.61 AC

BUILDING FOOTPRINT:
5" CONCRETE PAVING
6" CONCRETE PAVING
SEPTIC FIELD:
PARKING SPACES:

21,600 SF
7,421 SF
18,115 SF
5,538 SF
21



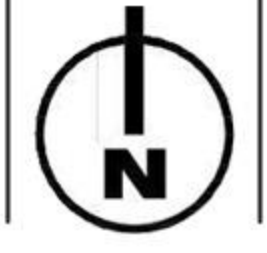
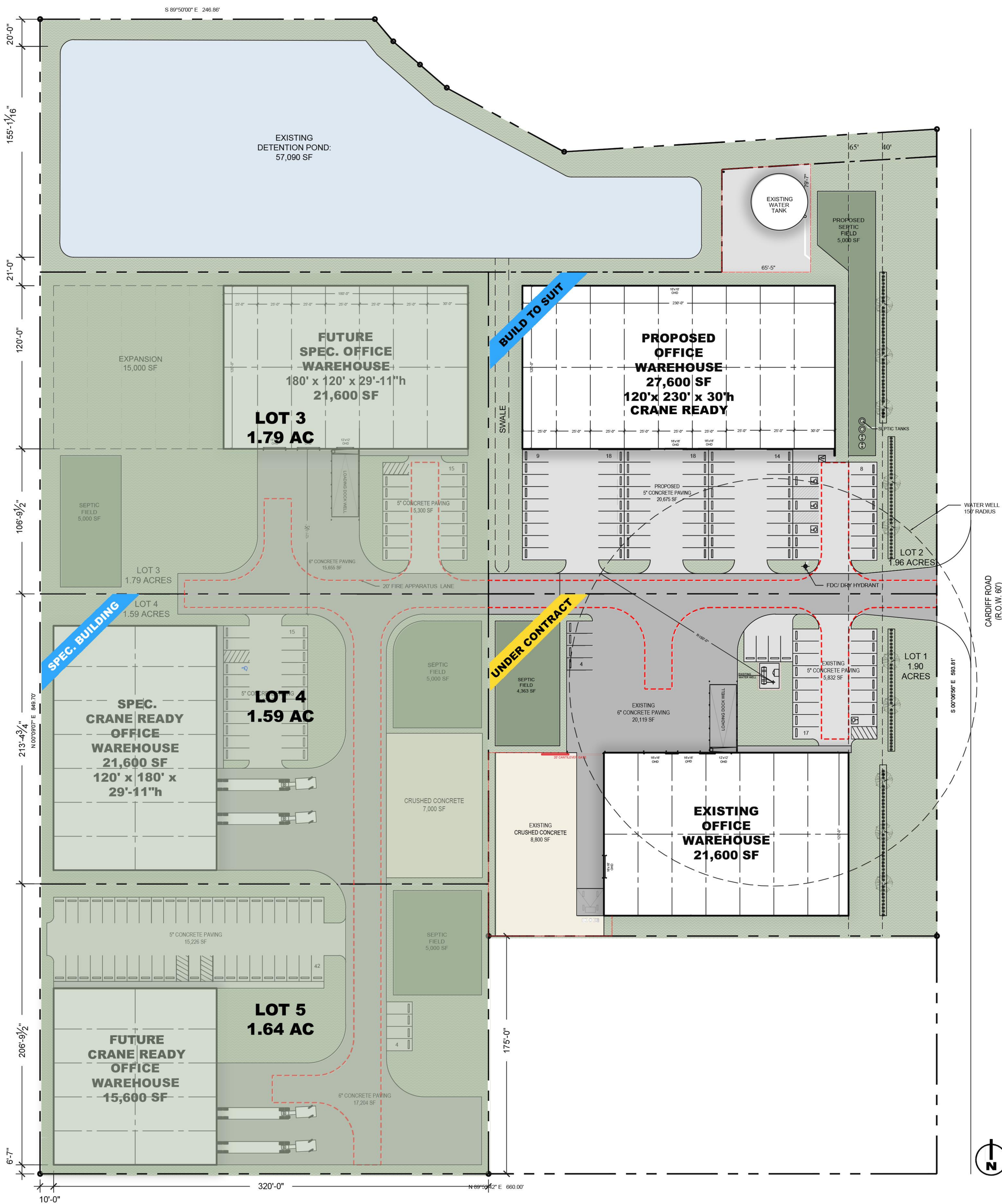


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CARDIFF BUSINESS PARK MASTER SITE PLAN N.T.S.



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