

# 23,400 SF 20-ton Crane Ready Warehouse

6541 Stockdick School Road (Lot 2) • Katy, TX 77449

1<sup>st</sup> Qtr

2024

\* Not actual building



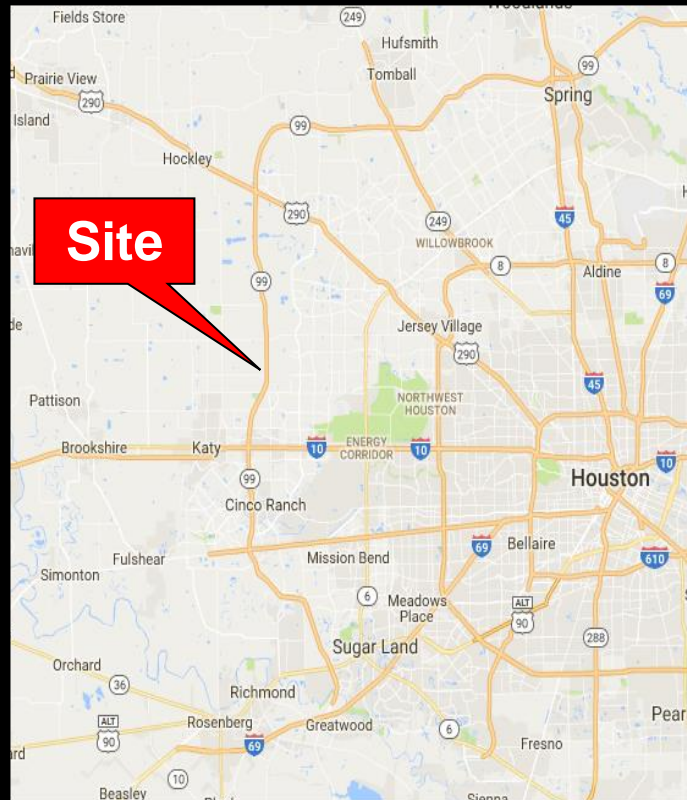
**For Lease Only: \$21,000/month (\$.90/SF), NNN**

## Location:

- Katy area
- Grand Parkway just south of FM 529
- Key Map 405V

## Features:

- 23,400 SF Warehouse with 10% office
- Tiltwall construction
- Standing seam roof
- 1.5 acre site with outside storage yard
- Crane ready to 20 tons (20' hook)
- 130' X 180' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- 2 roll up doors up to 16' X 16'
- Truckwell capable
- Low annual tax rate of \$.0199
- **OUTSIDE CITY LIMITS !!!**



**Capital Real Estate Commercial, Inc.**

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# CAPITAL REAL ESTATE

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**STOCKDICK LOT 2 - 1.48 AC**  
**6541 STOCKDICK SCHOOL RD.,**  
**KATY, TX 77449**

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

**23,400 SF**  
**9,238 SF**  
**13,850 SF**  
**4,159 SF**  
**5,000 SF**  
**23**

