



PROPERTY FEATURES

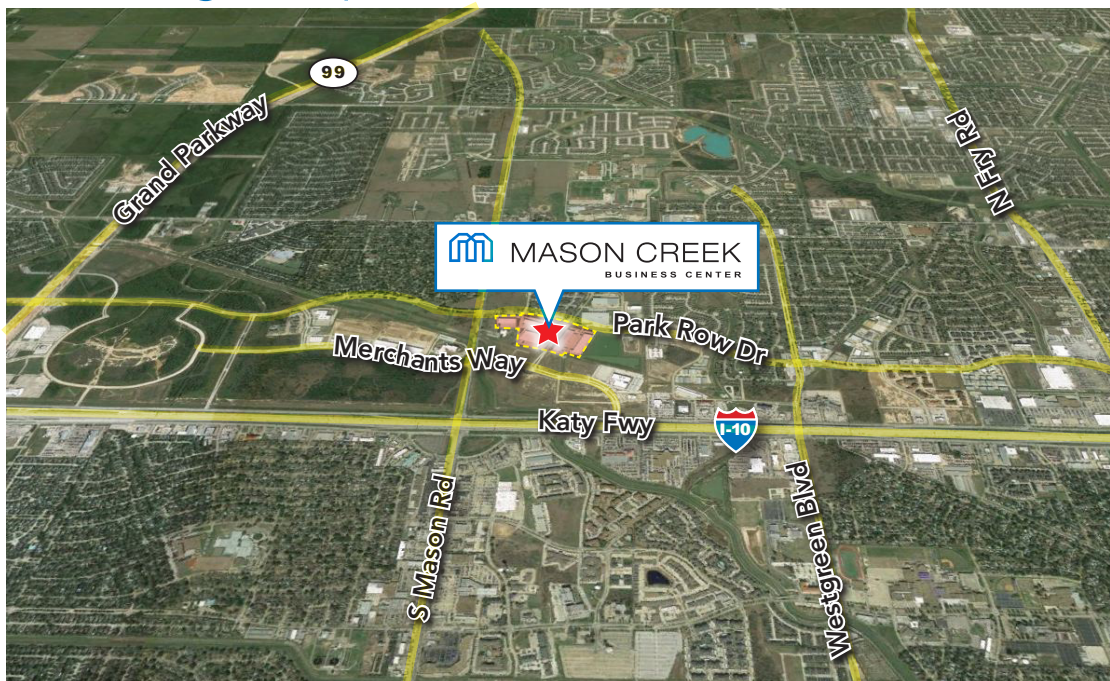
West Katy Market

21501 Park Row Dr. • Katy, TX

- Up to **64,350 SF Available** with build-to-suit office for specific needs
- Located just north of I-10 (Katy Freeway) off Mason Road at Park Row Drive
- **NEW** Class A flex building in master planned deed restricted park
- Close proximity and excellent access to I-10 and the Grand Parkway
- Multiple fiber optic providers in the area
- Can accommodate a wide variety of uses
- Individual glass storefronts with 24/7 access
- ESFR sprinkler system
- Dock high rear load
- High parking ratio
- 24' Clear height
- 110' Building depth



Mason Creek Business Center
Building 2: Up to 64,350 SF Available



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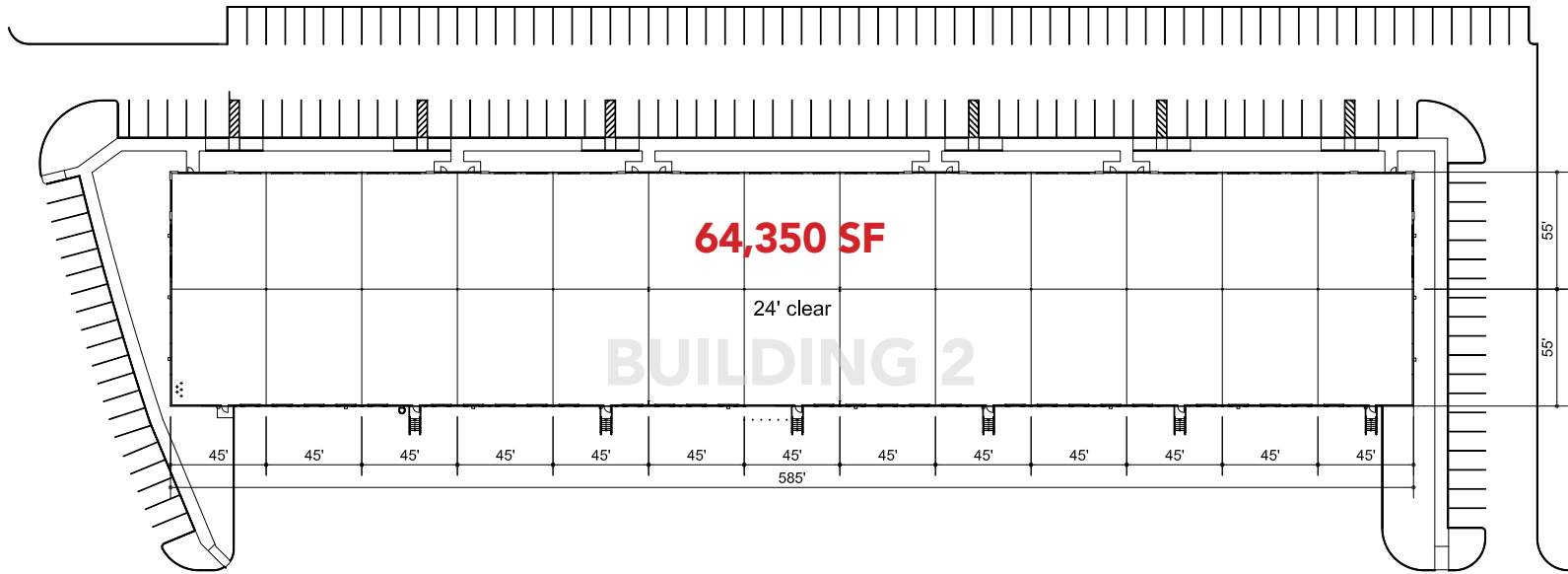
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Floor Plan

Mason Creek Business Center Building 2: Up to 64,350 SF Available



BUILDING 2 FEATURES

- Up to 64,350 SF Available for Lease
- B-T-S Office
- Dock High Rear Loading
- 24' Clear Height
- ESFR Sprinkler
- 110' Depth
- 45' x 55' Column Spacing
- Oversized Truck Aprons
- Abundant Parking
- Located in 110 Acre Deed Restricted Park

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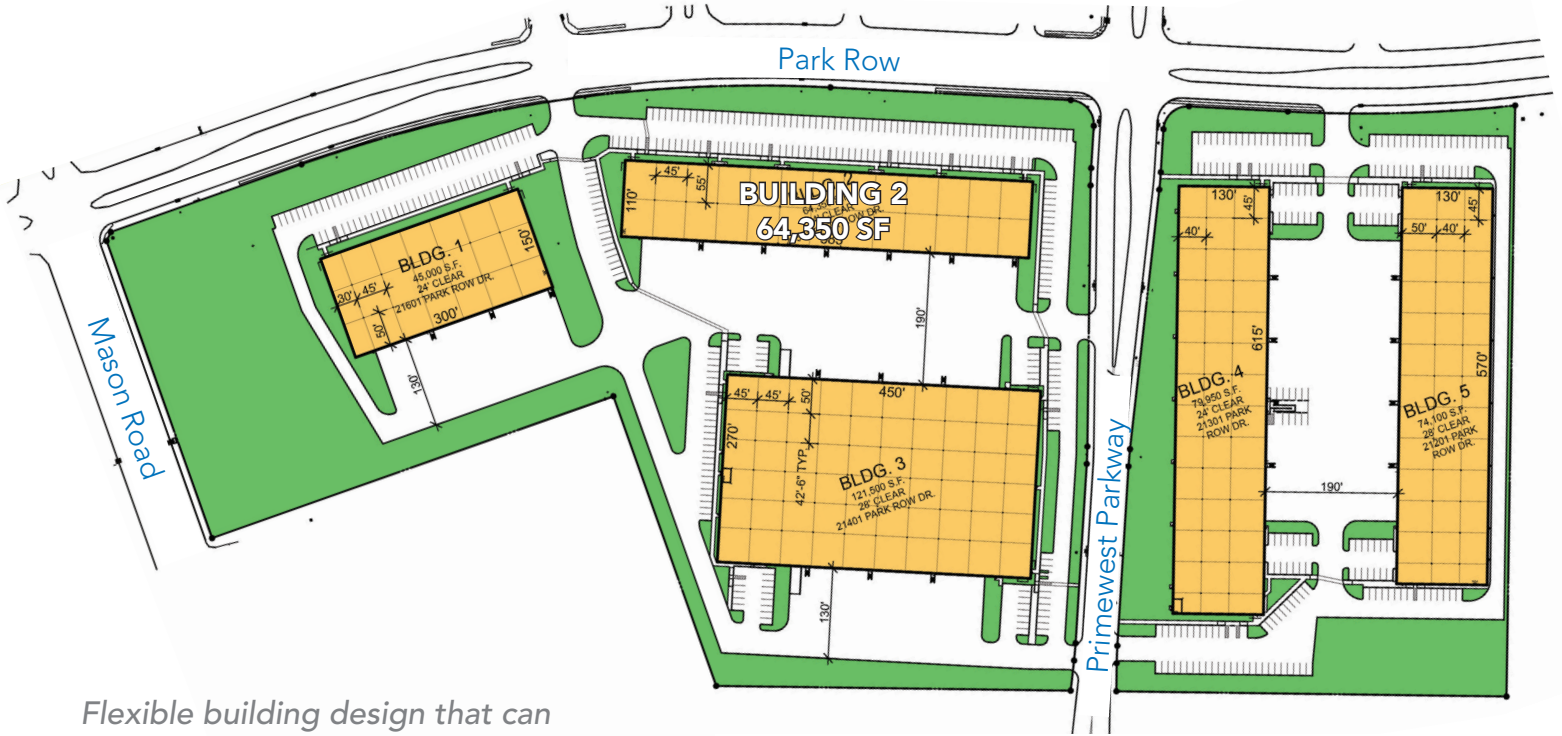
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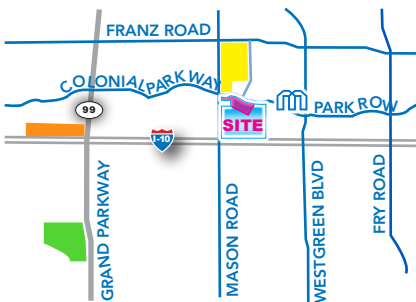
Site Plan

Mason Creek Business Center Building 2: Up to 64,350 SF Available



Flexible building design that can accommodate a wide variety of uses.

VICINITY MAP



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