

UP TO ±618,667 SF FOR LEASE

GRAND CENTRAL WEST INDUSTRIAL PARK

22102 Beckendorff Rd. & 6103 Stockdick School Rd.
Katy, TX 77449



ELYSON FALLS DR.

BECKENDORFF RD.

STOCKDICK SCHOOL RD.



W LITTLE YORK RD.

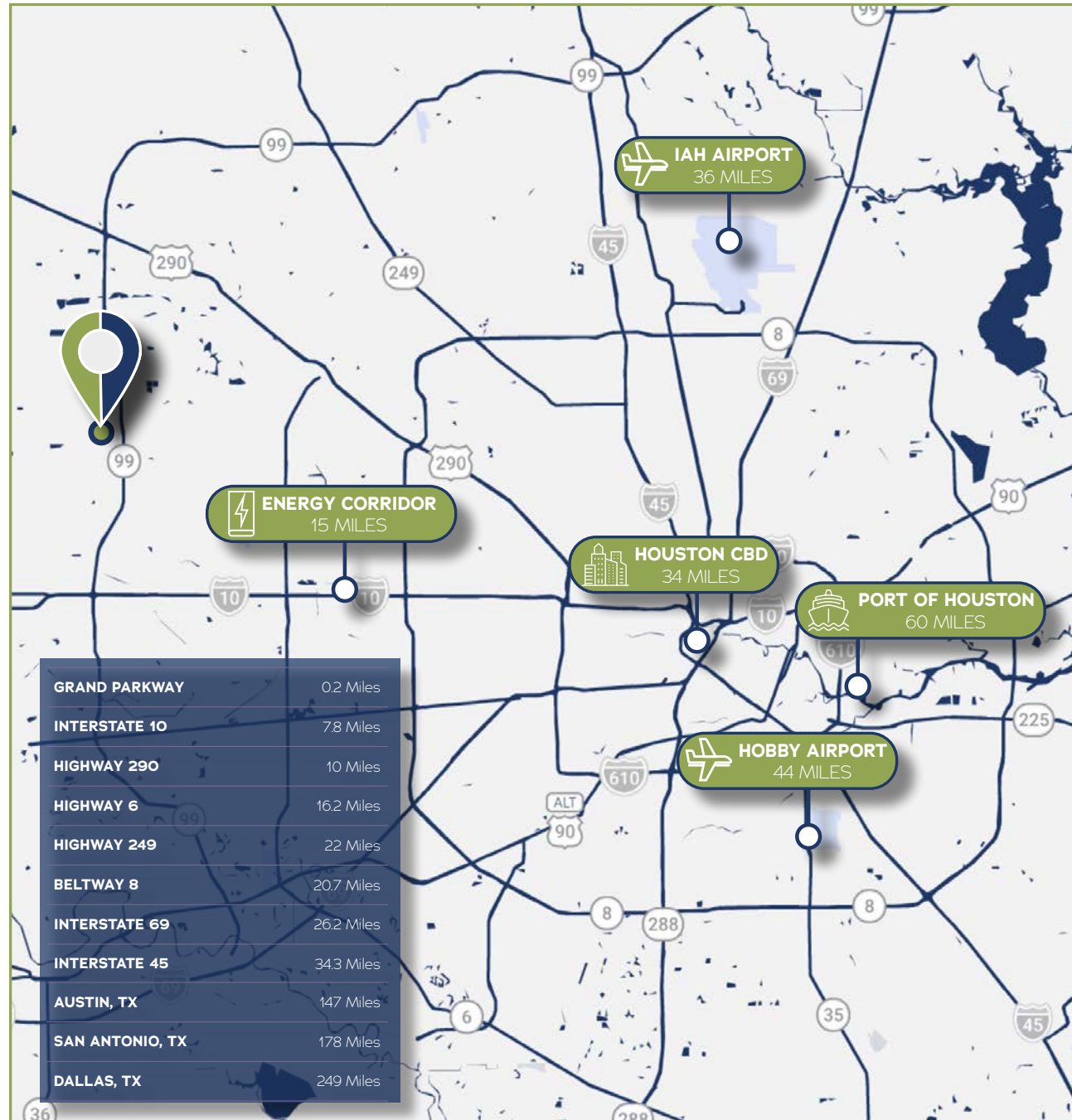
DELIVERING Q2 2027

CBRE

PROPERTY HIGHLIGHTS

Newest Class-A Distribution Development on Grand Parkway

- » Up to 618,667 SF available
- » 449,009 SF cross dock
- » 169,658 SF front load
- » 34.47-Acre Development Site
- » 71.30 AC of additional land for development
- » Spec office - Bldg. 1 = 2,941 SF; Bldg. 2 = 2,960 SF
- » Column spacing 50' x 60'
- » 36' to 40' clear height
- » 185+ truck courts
- » Four (4) dock doors in every bay
- » LED warehouse lights in both buildings
- » 60 Mil TPO roof
- » 384 auto parks
- » 191 trailer parks
- » Bldg. 1 = 6" & Bldg. 2 = 7" concrete slab floors (depending on specs)
- » Wall pack 1.5 FC min exterior lighting
- » Bldg. 1: (2) 2,500 amp transformers & Bldg. 2: (1) 2,500 amp transformer
- » ESFR sprinkler
- » All utilities to the site served by HCMUD 458
- » Regional detention already in place
- » Centerpoint electricity and gas
- » Comcast and Consolidated Communications Internet
- » Frontage on Grand Pkwy W near FM 529
- » Strategically located on Beckendorff Rd. between Peek Rd. and Stockdick School Rd.



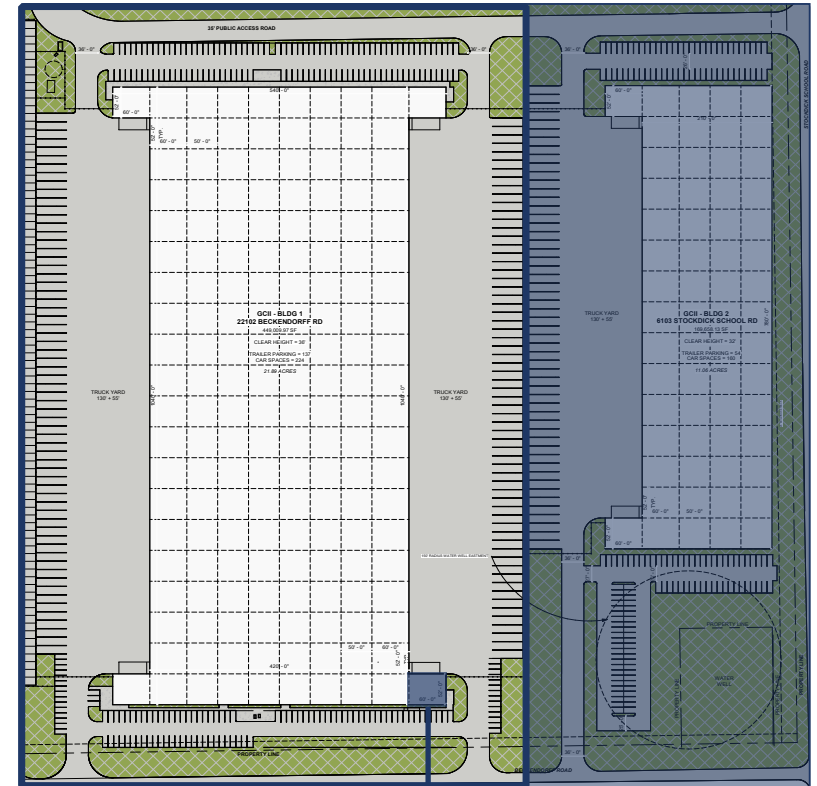
BUILDING 1 - 449,009 SF



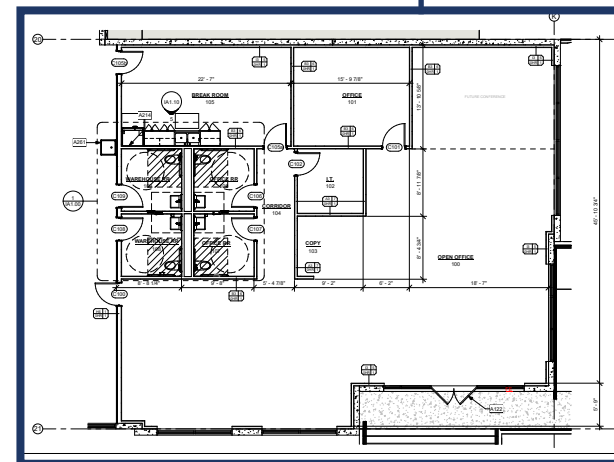
BUILDING 1 | 449,009 SF

22102 Beckendorff Rd.

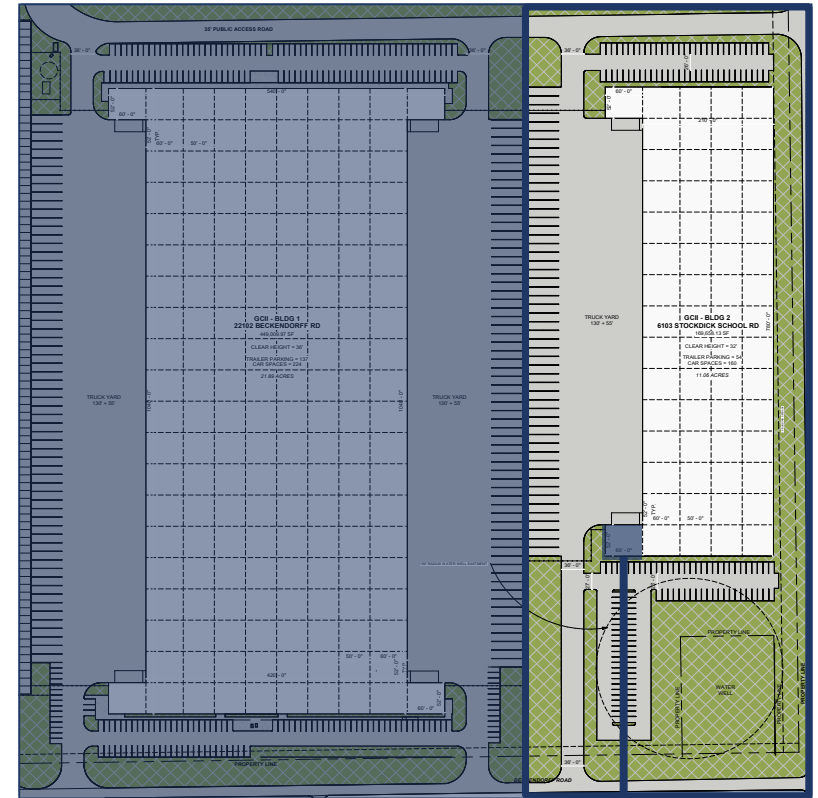
SQUARE FEET	449,009 SF	SPEED BAYS	60'
SPEC OFFICE	2,941 SF	TRUCK COURTS	185'
SITE SIZE	21.89 AC	TRAILER PARKS	137
CONFIGURATION	Cross Dock	CAR PARKS	224
CLEAR HEIGHT	36'	LIGHTING	LED lights in warehouse
BUILDING DEPTH	420'	POWER	(2) 2,500 Amps (1 at each end)
COLUMN SPACING	60' x 52'	SLAB	7"



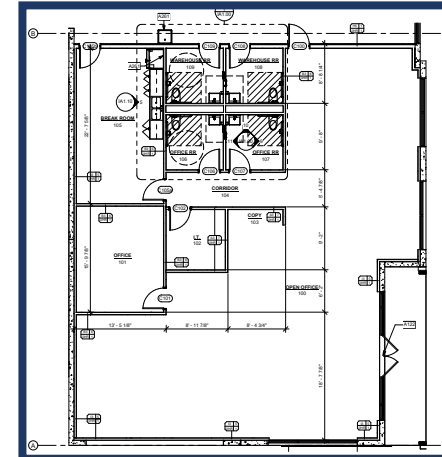
SPEC OFFICE | 2,941 SF



BUILDING 2 - 169,658 SF



SPEC OFFICE | 2,960 SF



BUILDING 2 | 169,658 SF

6103 Stockdick School Rd.

SQUARE FEET	169,658 SF	SPEED BAYS	60'
SPEC OFFICE	2,960 SF	TRUCK COURTS	185'
SITE SIZE	11.06 AC	TRAILER PARKS	54
CONFIGURATION	Front Load	CAR PARKS	160
CLEAR HEIGHT	32'	LIGHTING	LED lights in warehouse
BUILDING DEPTH	210'	POWER	(1) 2,500 Amps (on south end)
COLUMN SPACING	60' x 52'	SLAB	7"

INGRESS/EGRESS MAP



LOCATION AERIAL



Downtown Houston
(24 Miles)





6103 STOCKDICK SCHOOL RD.
BUILDING 2 | 169,658 SF



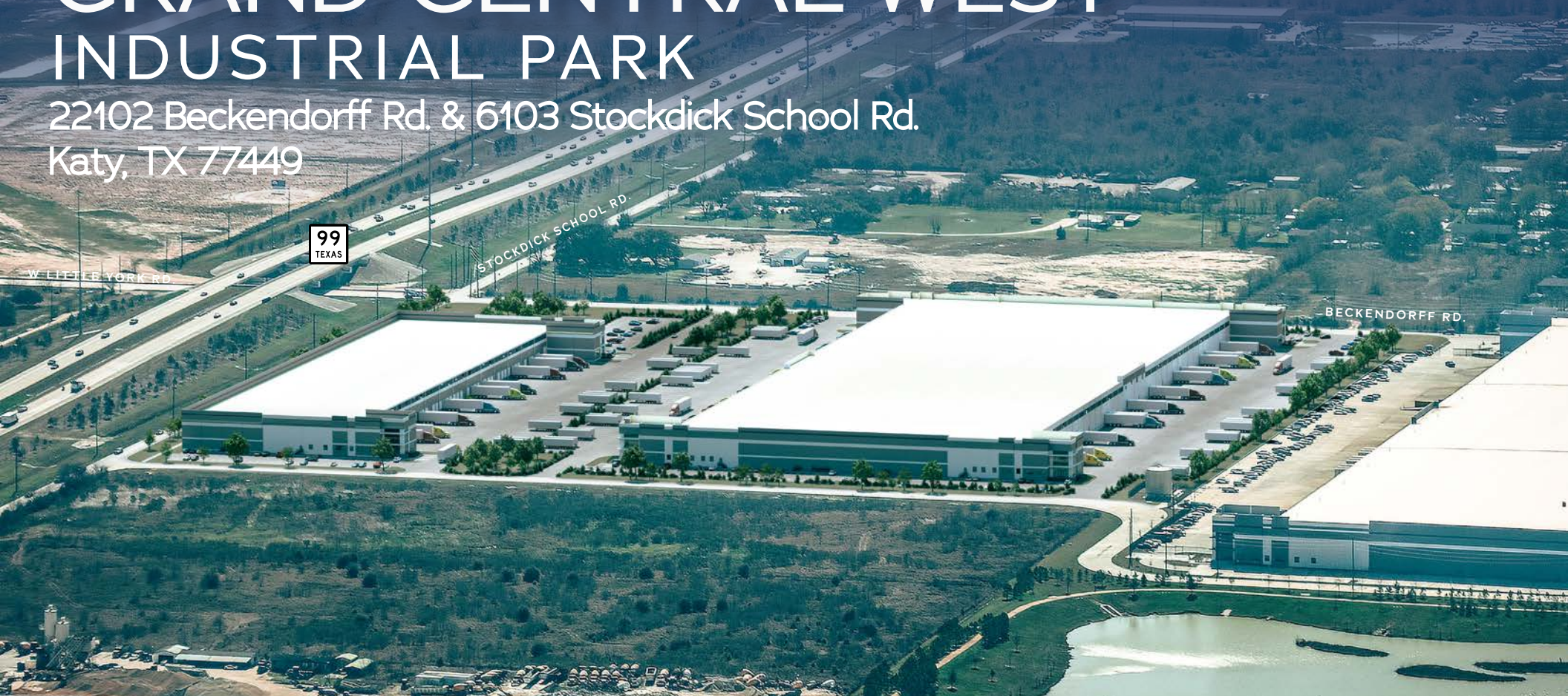
22102 BECKENDORFF RD.
BUILDING 1 | 449,009 SF



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CBRE

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