



## Truck Parking and Lay Down Yard For Sale or Lease

11341 Gaston Road | Katy, TX 77494

± 3.54 AC Stabilized IOS Yard  
± 8,417 SF Total

**Mark Nicholas, SIOR**  
+1 713 888 4024  
mark.nicholas@jll.com

**Will Clay**  
+1 713 425 1810  
will.clay@jll.com

**Martin Gutierrez**  
+1 832 998 1870  
martin.gutierrez@jll.com

# Site Features

- **Land Total:** ±3.54 AC
- **Building Size:** ±8,417 SF total
- **Office Size:** ±1,183 SF
- Fully fenced with automatic gate
- **Eave height:** ±13' - 18'
- Nine (9) Grade-level doors
- Metal construction
- **Power:** 3-Phase
- Crushed concrete yard
- Not in floodplain
- Built in 2008 (updated improvements in 2022)
- **For Sale or For Lease: Call Broker**





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# For more information and leasing inquiries, please contact:

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