

20,040 SF Crane Served Warehouse

Available

March 1, 2022

23575 Clay Road (Lot 1) • Katy, TX 77493

ESFR Sprinkler System



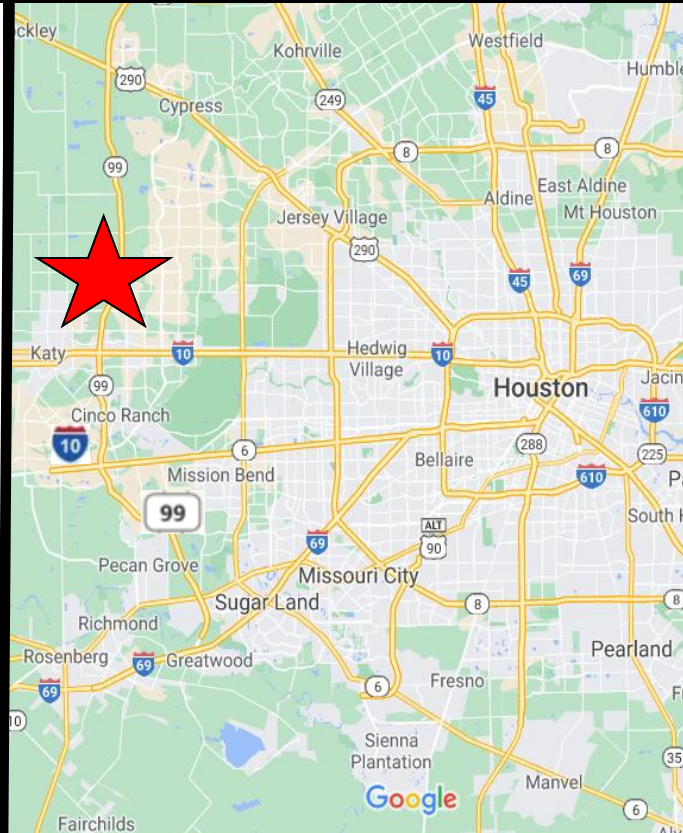
For Lease Only: \$23,500/month (\$1.17/SF), NNN

Location:

- ½ mile west of Grand Parkway West
- 2½ mi. No. of I-10 • 11 mi So. of US 290
- Key Map 445K

Features:

- 20,040 SF Office Warehouse
- 3,552 SF of above standard office
- Tiltwall construction (120' X 167' X 30')
- Standing seam metal roof
- One 20-ton bridge crane with 20' hook
- 400 Amps of 480V, 3-Phase power
- 4 grade level rollup doors up to 20'X20'
- 2.08 ac site, fenced with .8 ac stabilized
- Low tax rate of \$.02092 (No MUD taxes)
- Natural gas service in the building
- Deed restricted industrial park setting with Foreign Trade Zone status pending
- **OUTSIDE CITY LIMITS !!!**



Capital Real Estate Commercial, Inc.

www.cretx.com

7720 Westview Drive • Houston, TX 77055

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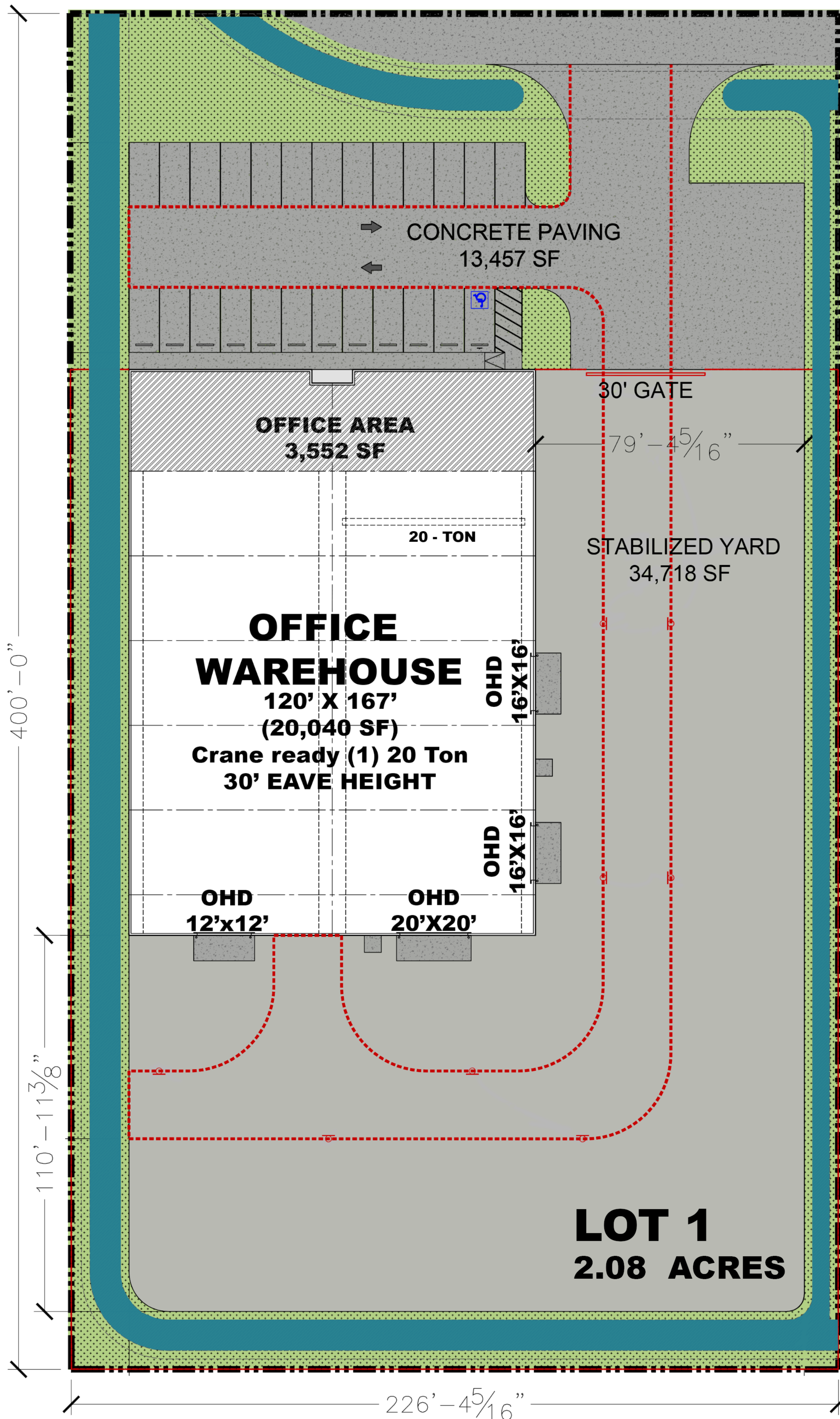
Hart Schleicher (713) 907-3570

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Marc Deer

(281) 808-0850

marc@mldeer.com



DESCRIPTION:

BUILDING:

OFFICE: 3,552 SF

WAREHOUSE: 16,488 SF

OVERALL: 20,040SF

CRANE READY TO 20 -TON

20'x20' OHD: 1

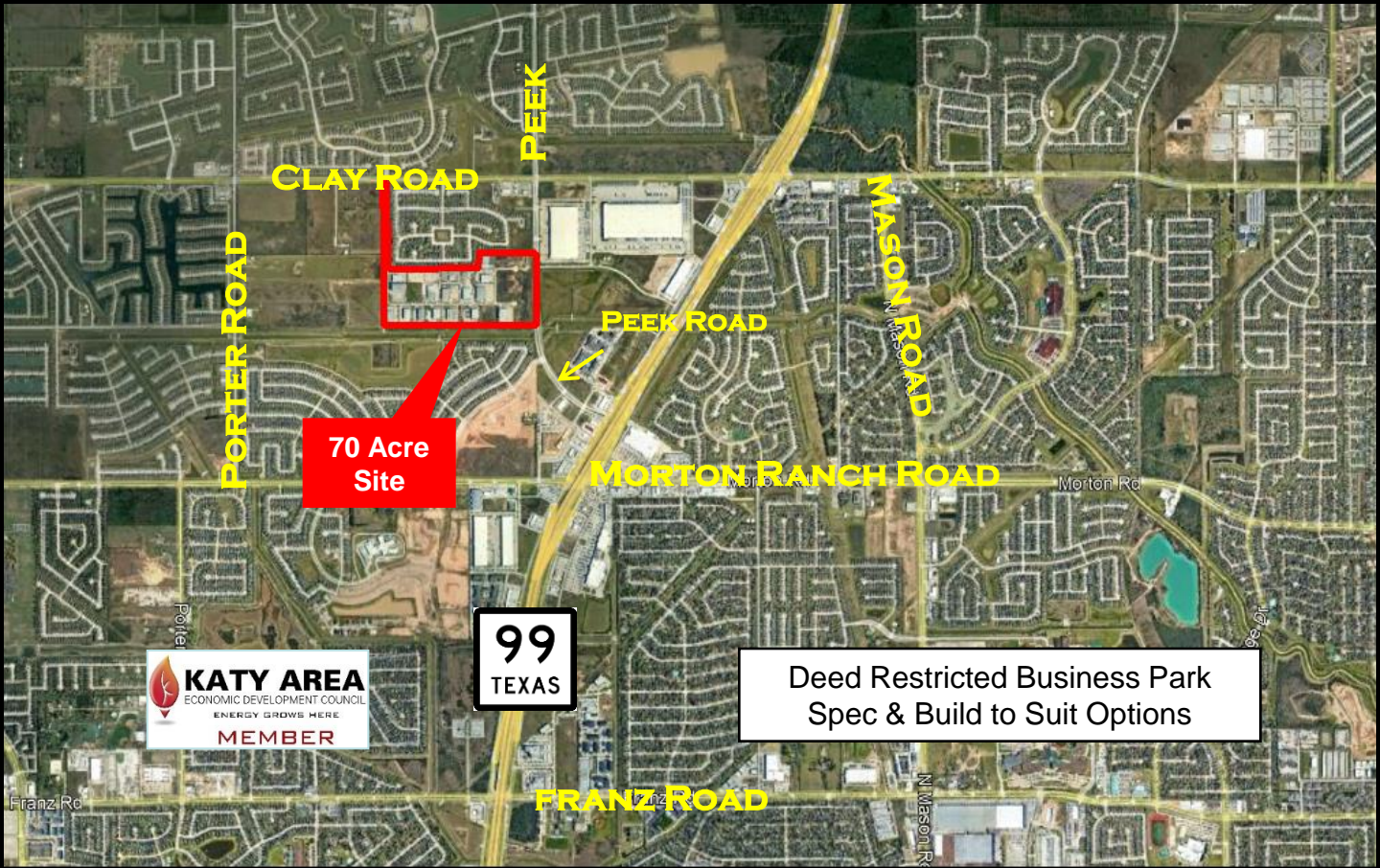
16'x16' OHD: 2

12'x12' OHD: 1

SITE:

CONCRETE PAVING: 13,457 SF

STABILIZED YARD: 34,718 SF



Deed Restricted Business Park
Spec & Build to Suit Options

Clay Road

