



# For Lease

**±20,750 SF Available**

## Site features:

- ±20,750 SF Total
- ±3,331 SF Office
- ±17,317 SF Warehouse
- 24' Clear Height
- (4) Dock-High Doors
- (1) Concrete Drive-In Ramp (12'x14')
- ESFR Sprinkler System
- Frontage on Merchants Way
- Easy Access to I-10, Beltway 8, Grand Parkway and Highway 6
- **Lease Rate:** Call Broker

## Location:

Ten West Crossing 4, 22110 Merchants Way is positioned on the northeast side of the Grand Parkway (99) and Interstate 10, which is located outside the city limits in Fort Bend County. The park offers convenient access to all major south/southwest thoroughfares (I-10, Beltway 8, Grand Parkway and Highway 6).

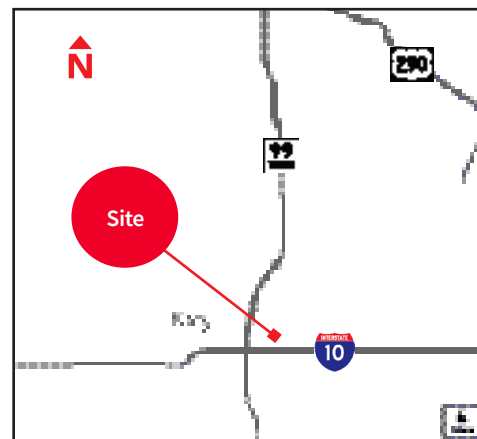
**Ten West Crossing 4**  
**22110 Merchants Way**  
**Suite 190**  
**Katy, TX 77449**

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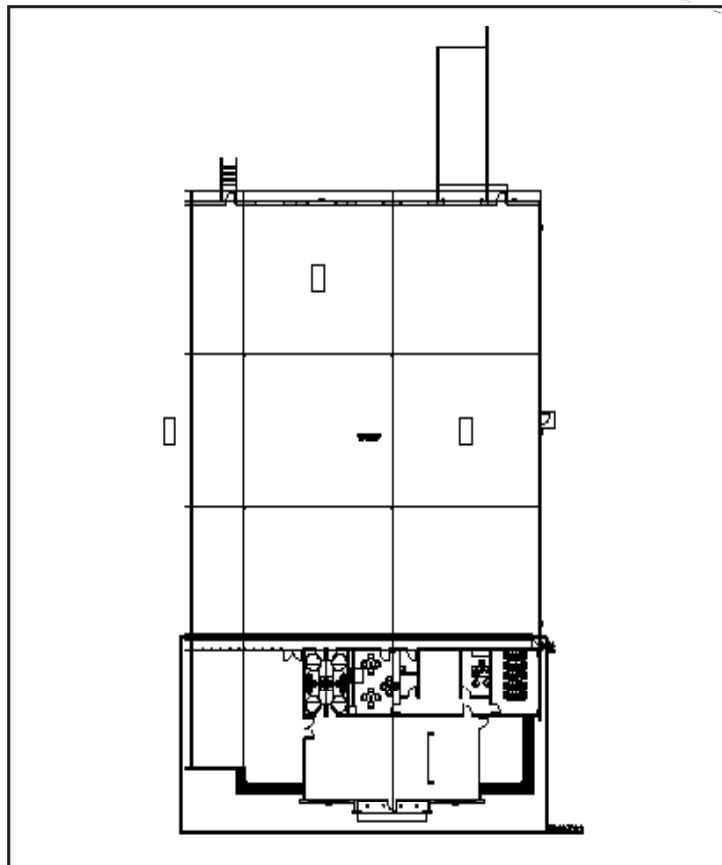


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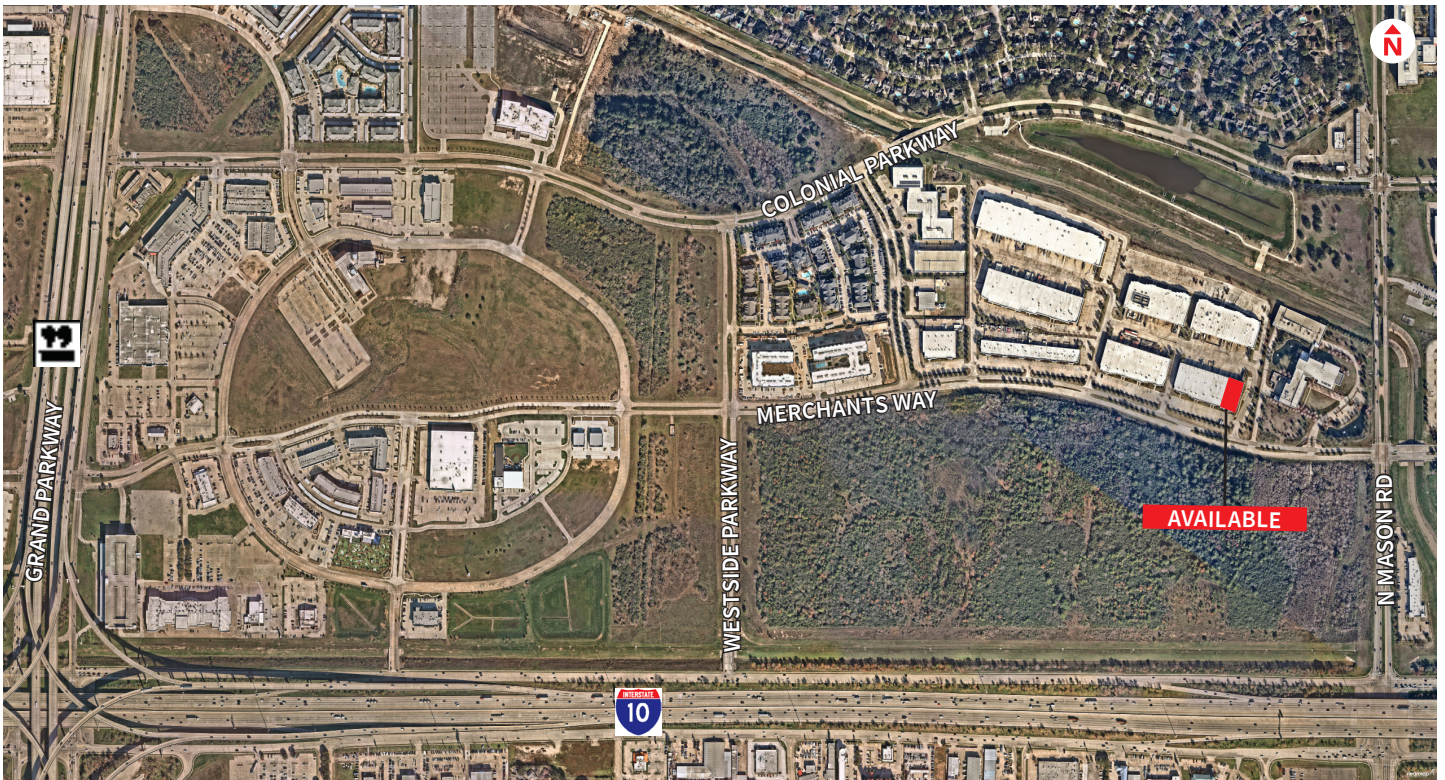


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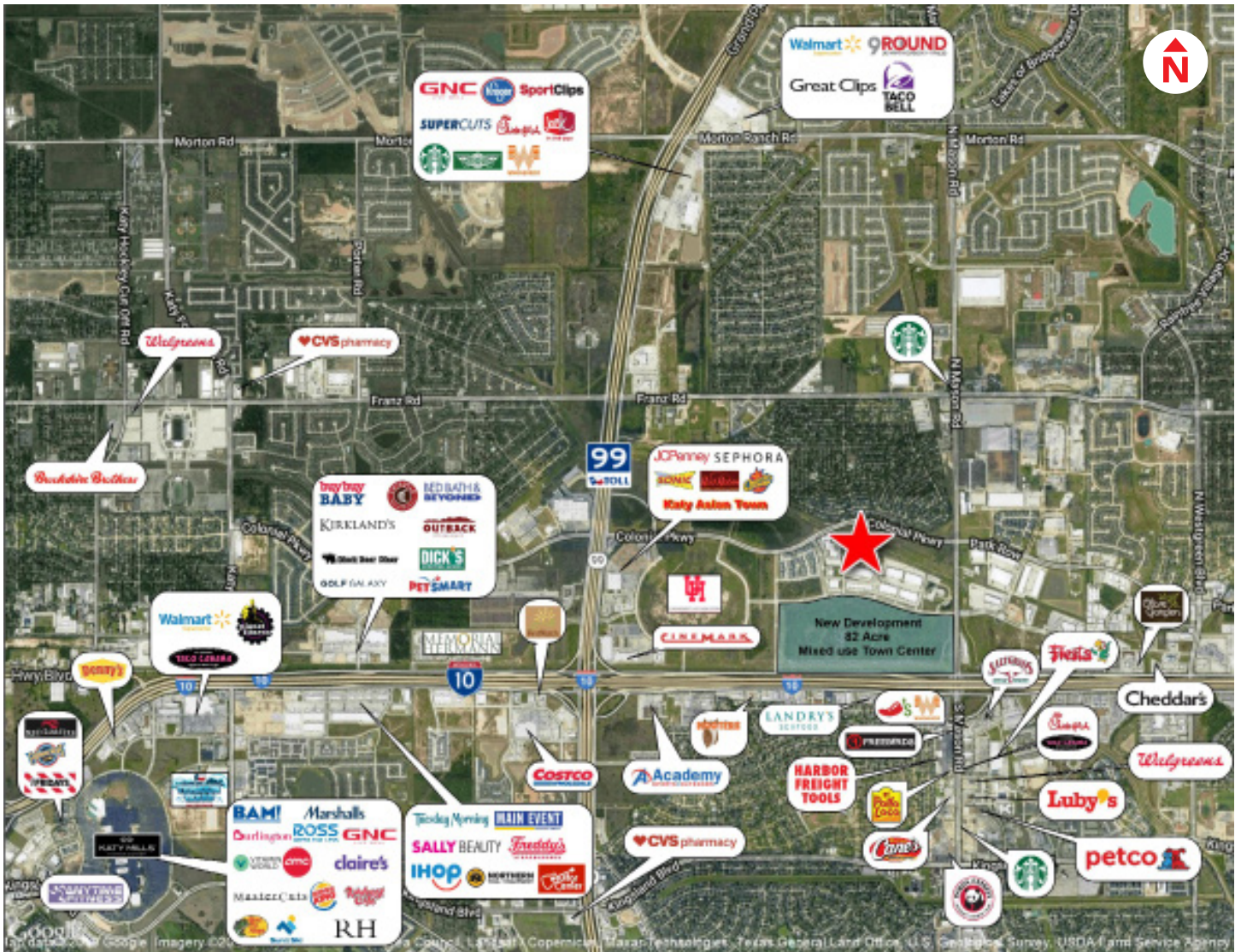


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