



Katy West Business Park

27823 Highway Blvd, Katy, TX 77494



**RED LION
REALTY**

Integrity. Knowledge. Solutions.



Richard Luebeck

Red Lion Realty

23501 Cinco Ranch Blvd H120-290, Katy, TX 77494

richard@redlionrealtygroup.com

(832) 957-7987

Katy West Business Park

\$16.08 /SF/YR

Prime 3,750 sq. ft. flex space at 27823 Highway Blvd, Katy, TX 77494, available for lease. Strategically located off Highway 90 for easy access and high visibility. Features ample parking, functional layout, and natural charm. Ideal for business owners looking to expand or establish in Katy's vibrant market. Call today to explore this opportunity.

- Highway 90 Frontage
- Concrete Circle Drive
- Epoxied warehouse flooring



Rental Rate: \$16.08 /SF/YR

Property Type: Flex

Property Subtype: Light Distribution

Building Class: C

Rentable Building Area: 3,750 SF

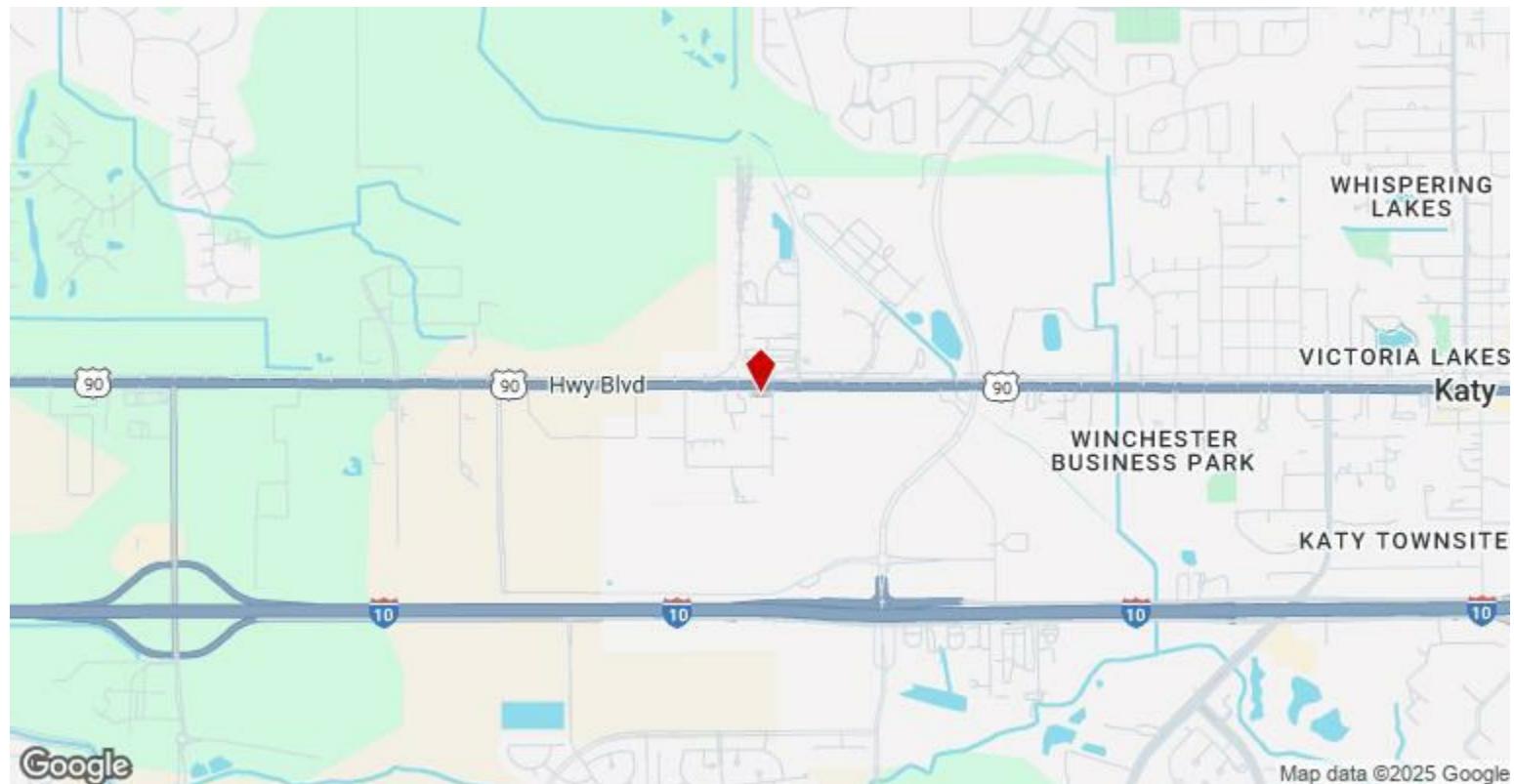
Year Built: 1994

Rental Rate Mo: \$1.34 /SF/MO

1st Floor

1

Space Available	3,750 SF	Approximately 750 SF of Office Area in the front of the building and remaining 3,000 SF of Industrial Warehouse Area with 2 roll-up doors. Interior was completely renovated in 2023.
Rental Rate	\$16.08 /SF/YR	
Date Available	June 01, 2025	
Service Type	Triple Net (NNN)	
Office Size	750 SF	
Space Type	Relet	
Space Use	Industrial	
Lease Term	3 Years	



27823 Highway Blvd, Katy, TX 77494

Welcome to Your New Business Home! Are you ready to explore a fantastic leasing opportunity that could be the perfect fit for your business? Situated at 27823 Highway Blvd, Katy, TX 77494, this 3,750 square feet flex space for lease is not just a property; it's the foundation for your business dreams. With a location that's tough to beat, featuring Highway 90 frontage and a convenient circle drive, this space offers the visibility and accessibility your business needs.

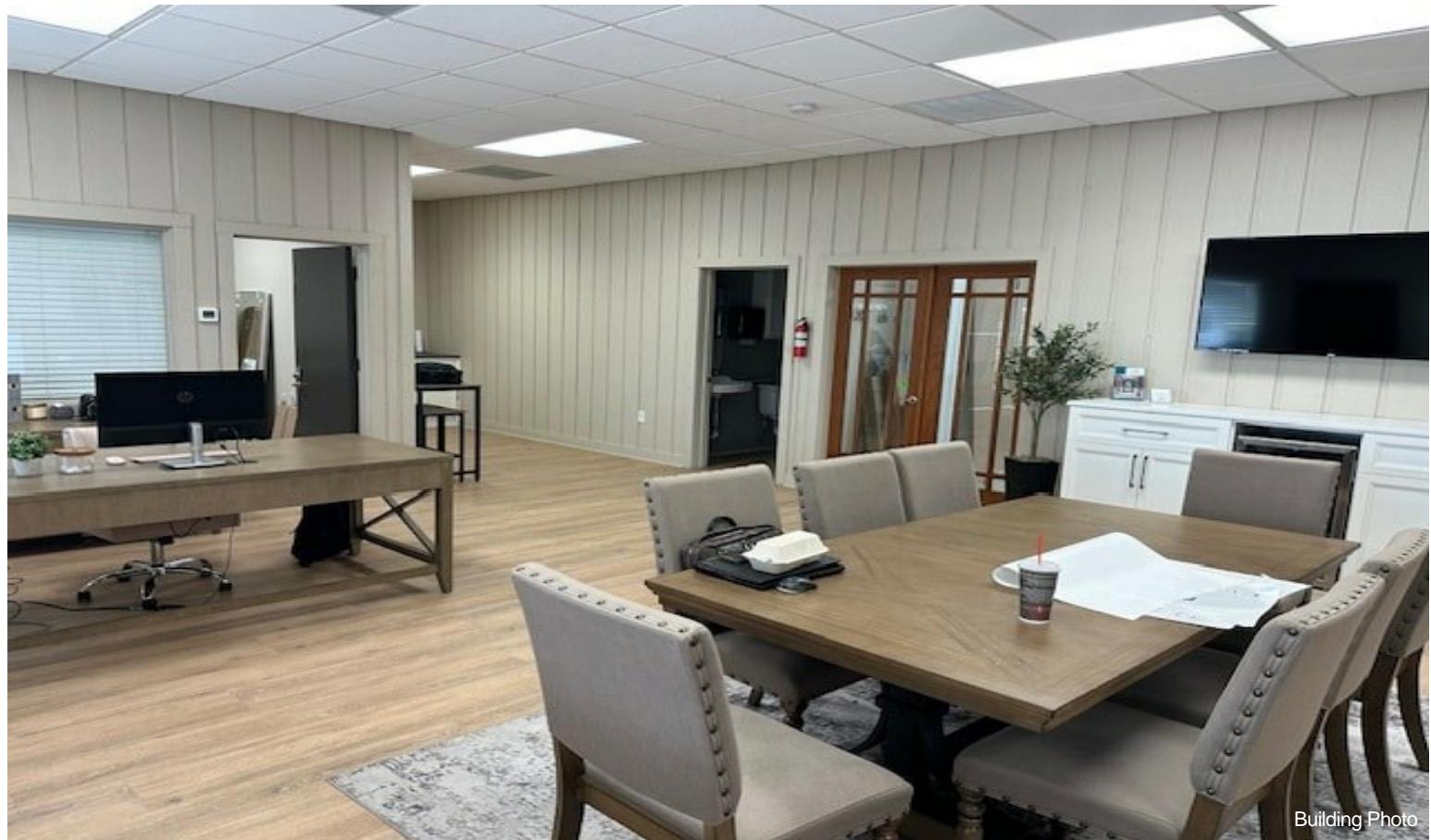
-Key Features and Amenities-

- Strategic Location:** Positioned right off Highway 90, this property ensures easy access for both you and your customers. No more complicated directions or hard-to-find locations – this property is highly visible in the much sought-after 77494 Katy zip code.
- Utilitarian Design:** The single-story building sports a rectangular, straightforward layout, adorned with vertical panels. It speaks to functionality, making it easy to customize to your business's specific needs.
- Ample Parking:** Directly in front of the building lies a paved area with designated parking spaces, marked by bright yellow lines. Perfect for welcoming clients and employees alike with ease and convenience.
- Natural Charm:** The vibrant greenery surrounding the building provides a serene backdrop. The open spaces with grass and trees offer a touch of nature while still being central to Katy's bustling community.
- Ideal for Business Owners:** Whether you're looking to expand your operations or establish a new presence in Katy, this property is ready to support your ambitions. With so much flex space, you'll have room to innovate, design, and grow your business in a dynamic and thriving area.
- Community and Accessibility:** This property is a gateway to Katy's vibrant community. The neighborhood blends natural beauty and urban convenience, ensuring your business can thrive with both local and passing clientele. Ease of access off Highway 90 positions you for continual growth and exposure. All measurements are approximate, tenants agent to verify.

Property Photos



Warehouse Photo

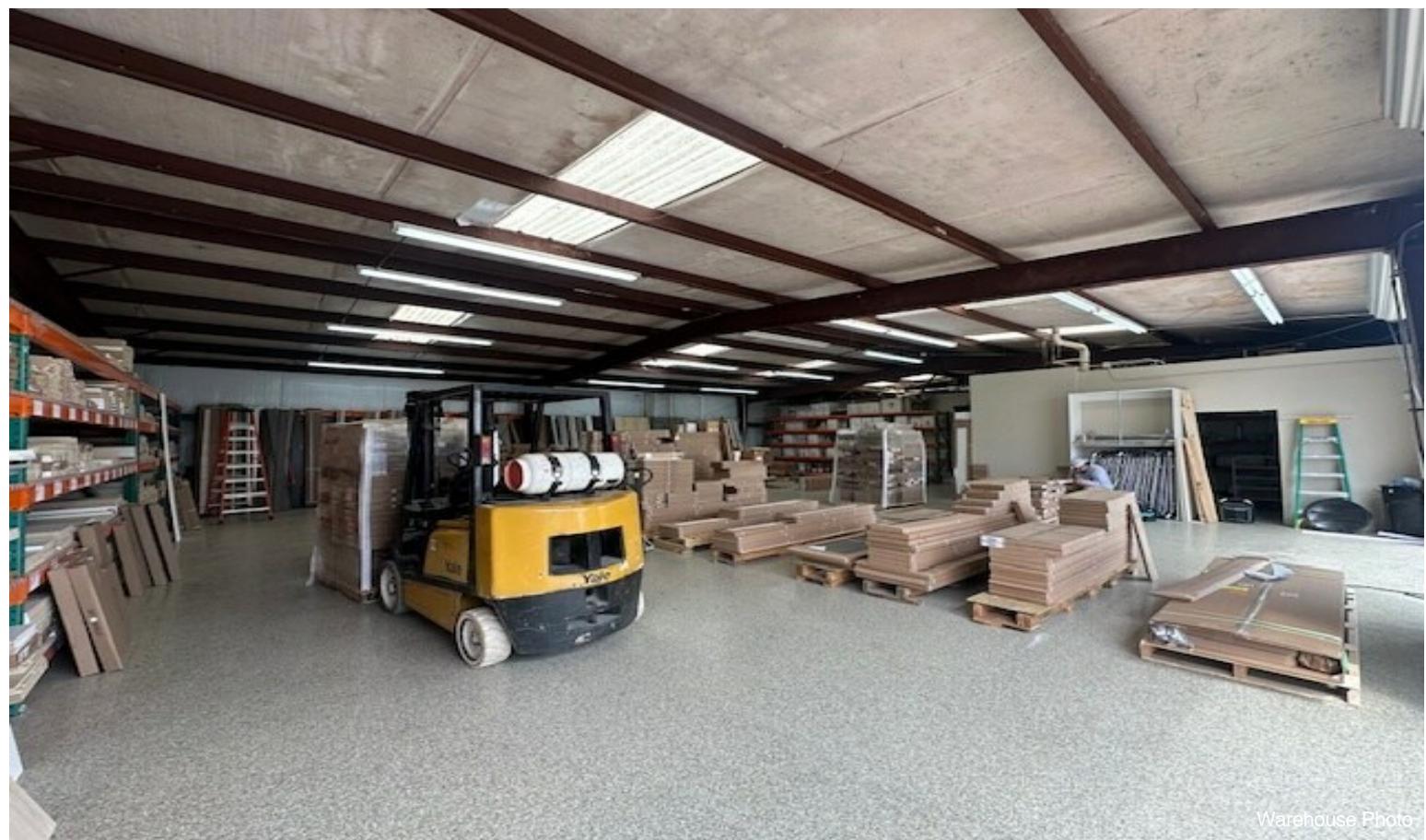


Building Photo

Property Photos



Building Photo



Warehouse Photo

Property Photos

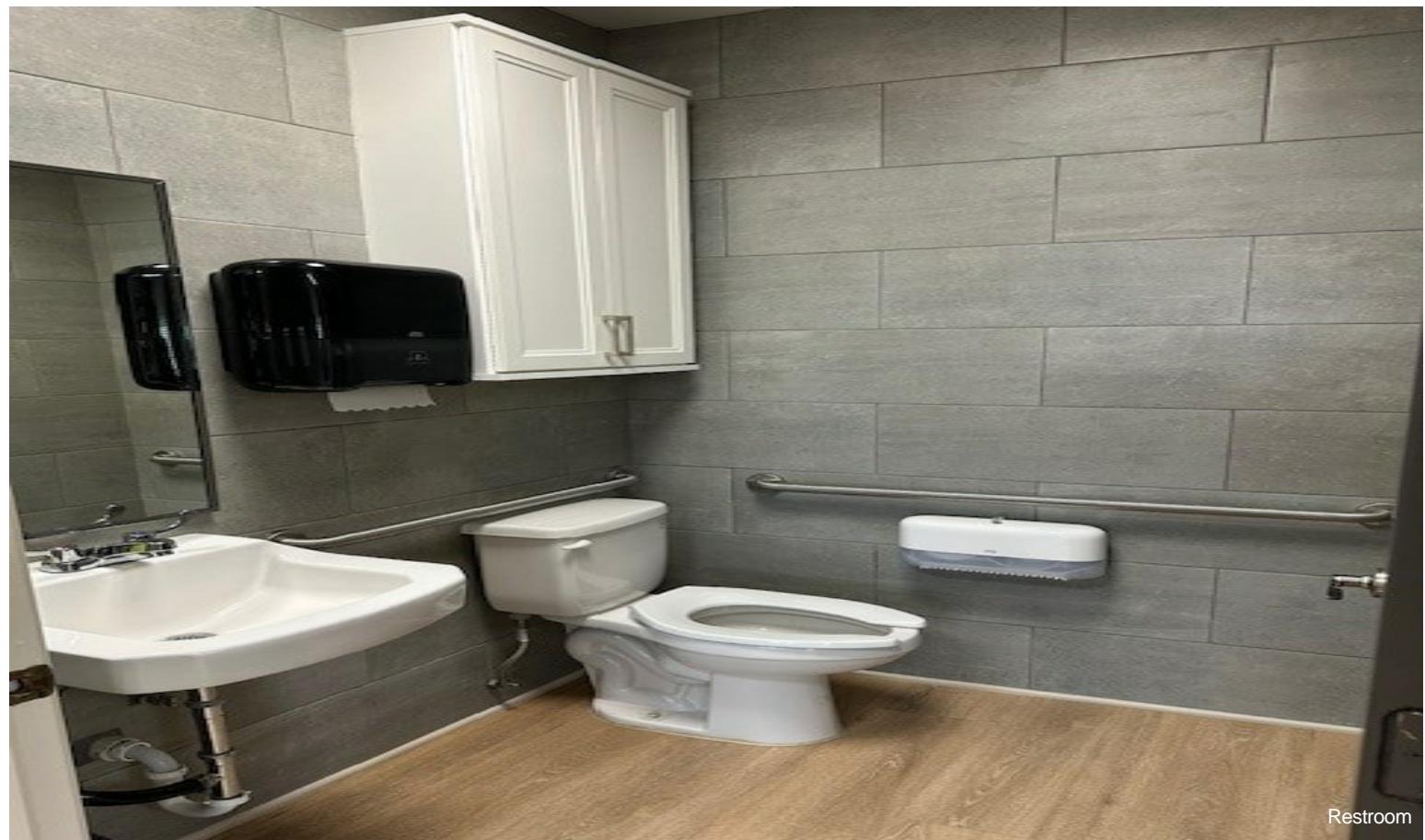


Building Photo



Break Area

Property Photos



Restroom



Building Photo

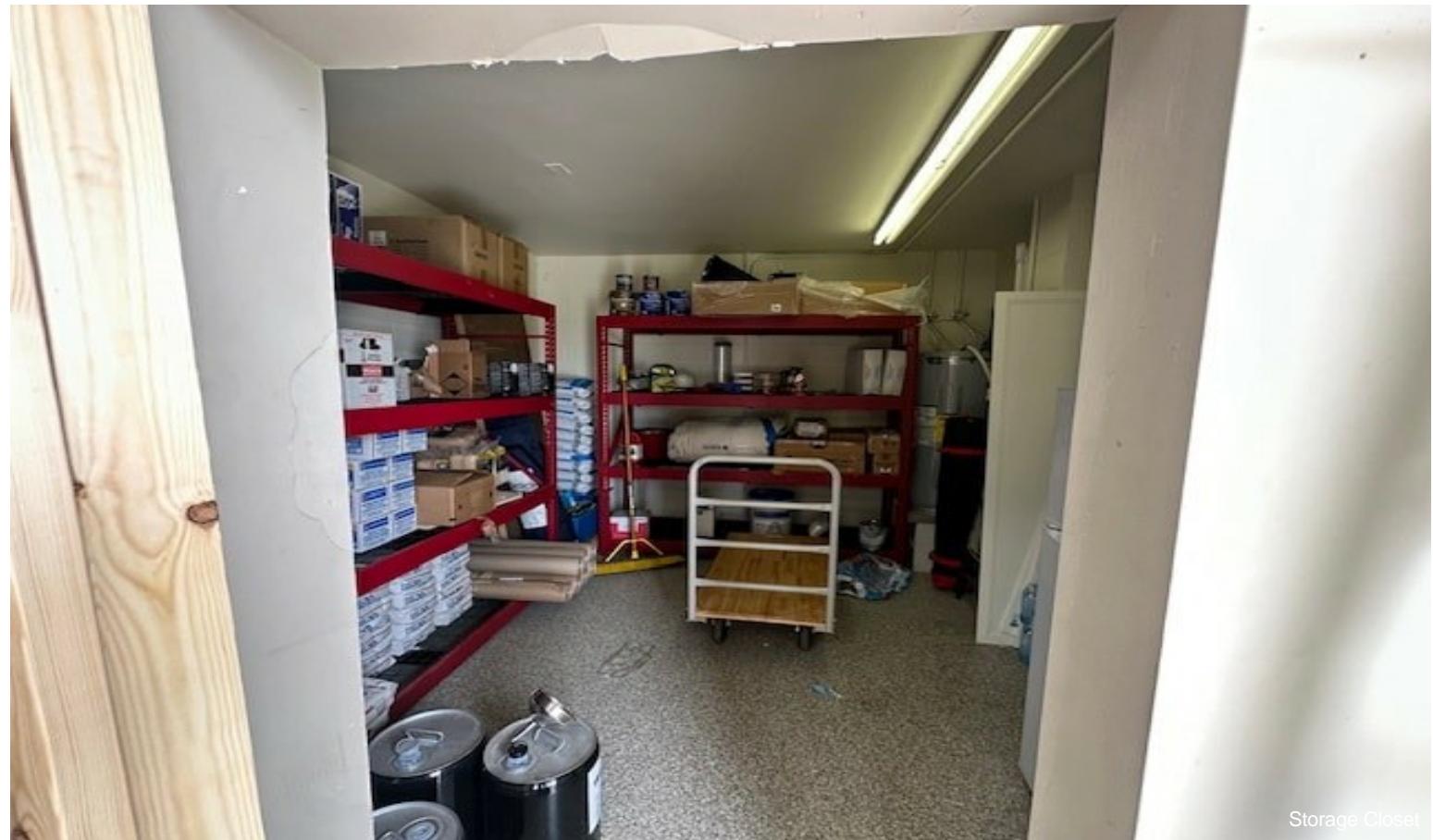
Property Photos



Property Photos



Warehouse Photo



Storage Closet