

OFFICE/WAREHOUSE, 8,625SF +/-

Katy TX 77449

For Information Contact Broker

1427 Vander Wilt Lane Bldg 5



- ❖ **Katy, TX 77449**
- ❖ **24,681 +/-SF of land per Survey**
- ❖ **I-10/West Houston submarket, 2.4 +/- miles to the Grand Parkway**
- ❖ **8,625F +/- Freestanding Office warehouse**
- ❖ **2,750SF +/- Office area, 4 large offices**
- ❖ **2nd floor unfinished mezzanine area with elevator**
- ❖ **Conference room**
- ❖ **Male/female restrooms**
- ❖ **Climate controlled insulated warehouse area**
- ❖ **600 amps +/- 3 phase 480V**

ROI Properties, L.L.C.

(281) 923-4303 • Cypress, TX 77429 • roipropertiesllc@outlook.com

For Sale
Or Lease

1427 Vander Wilt Lane Bldg 5
Katy TX 77449



Office/Warehouse

Total SF 8,625SF +/-

Large office area:

Office 1: 18.7FT X 14.2FT

Office 2/Assembly room: 22FT X 15FT

Office 3: 16.2FT X 20FT

Office 4 21.9FT X 16FT

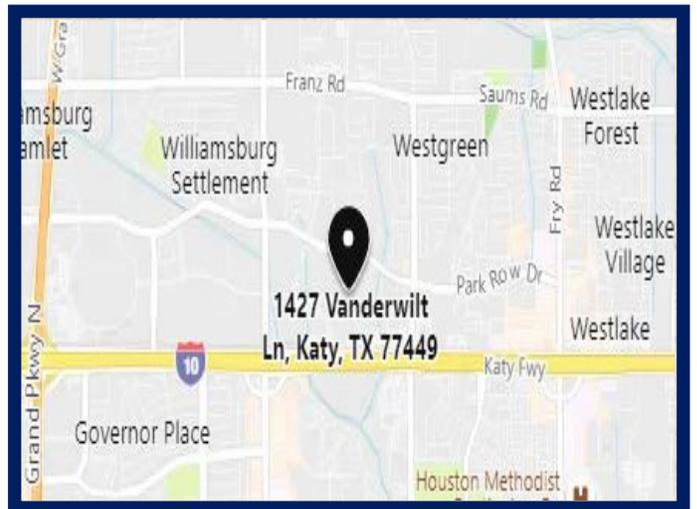
Conference Room: 16 X 22

Mezzanine area: 43FT X 67FT

Loading: 1 Overhead Door

Fenced Outside Storage, 1,300SF +/-

Call for Lease rate



G. Patrick Kelly

ROI Properties, L.L.C.

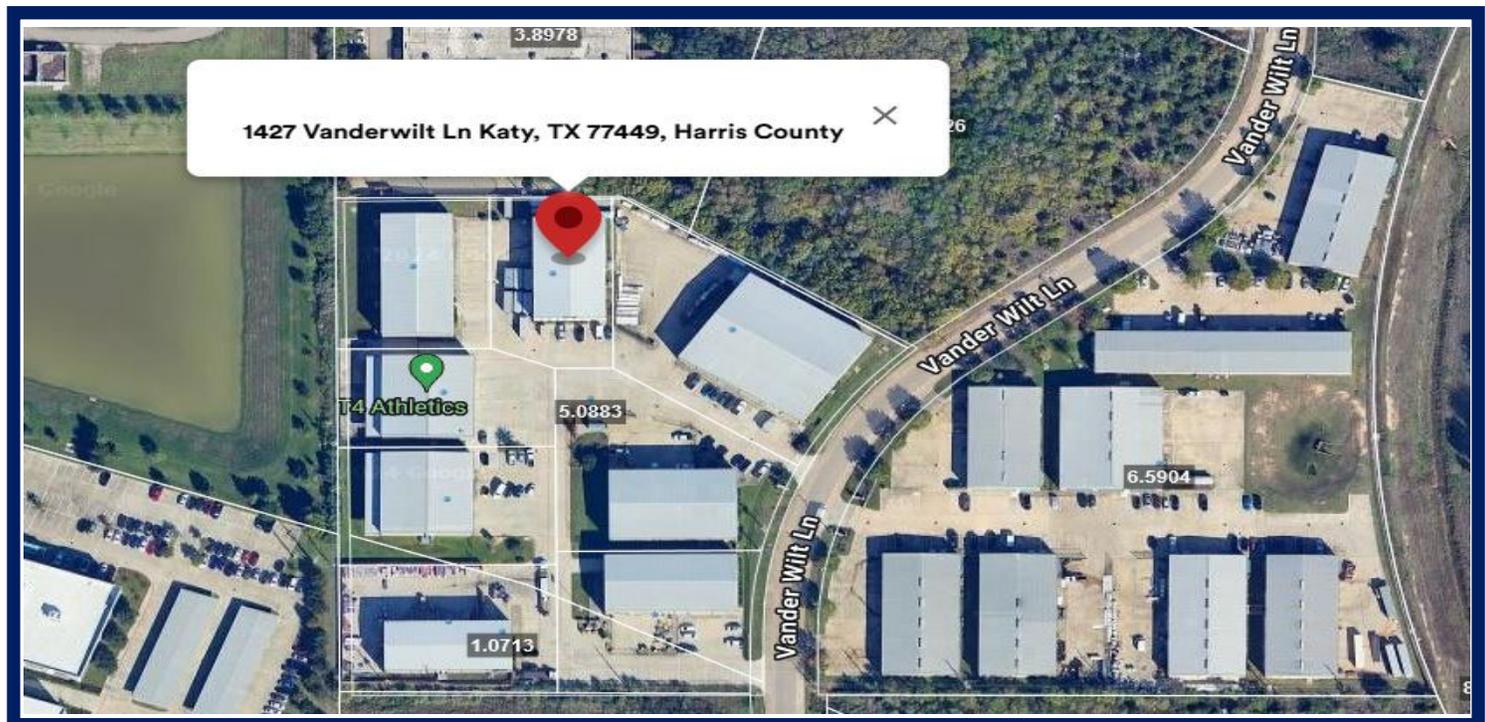
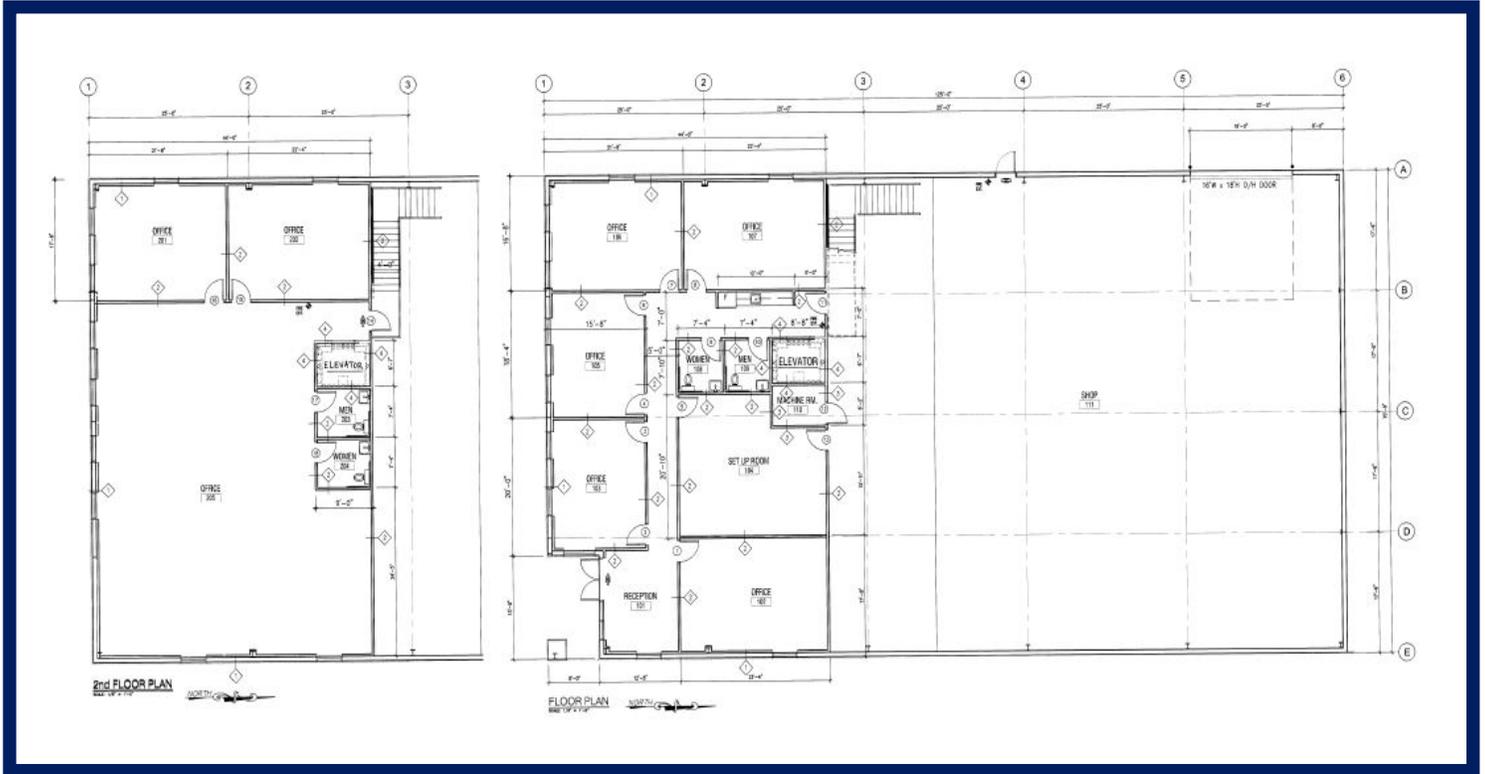
Cypress TX 77429

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For Sale

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Katy TX 77449



**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
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**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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