

**3 NEW CLASS A SPEC FREESTANDING BUILDINGS
FROM 33,280 TO 209,040 SF (332,800 TOTAL SF)**

FOR SALE OR LEASE

GROUND BREAKING Q3 2025

DELIVERING Q1 2026



HERITAGE

WEST

KATY, TX 77493



CONTACTS

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INSITE & urban
Commercial Real Estate Companies

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SITE PLAN

BUILDING 1

1045 HERITAGE WEST DR.

- 33,280 SF
- 28' Clear Height
- Side Load (160'x208')
- 140' Truck Court
- 60' Speed Bay
- 7 Dock High Doors (9' x 10')
- 1 Ramp (14'x16')
- 600 Amp Electrical Service
- LED Lighting in Warehouse

- 19 Car Parks + 3 Handicap
- ESFR Sprinklers
- Office Built to Suit
- +/- 4.76 Acre Site

BUILDING 3

1085 HERITAGE WEST DR.

- 209,040 SF
- 36' Clear Height
- Side Load (260'x780')
- 135' Truck Court (Can be Privately Fenced & Secured)
- 50'x52' Typical Bays
- 42 Dock High Doors (9'x10')
- 2 Ramps (14'x16')
- 2,000 Amp Electrical Service
- LED Lighting in Warehouse (3 Fixtures Per Bay)
- 145 Car Parks + 6 Handicap
- 49 Trailer Parks
- ESFR Sprinklers
- Office Built to Suit (Not Included in Shell Sales Price)
- +/-12.48 Acre Site

BUILDING 2

1065 HERITAGE WEST DR.

- 90,480 SF
- 32' Clear Height
- Side Load (210'x416')
- 130' Truck Court (Can be Privately Fenced & Secured)
- 60' Speed Bay
- 50'x52' Typical Bays
- 17 Dock High Doors (9'x10')
- 2 Ramps (14'x16')
- 1,000 Amp Electrical Service
- LED Lighting in Warehouse (3 Fixtures Per Bay)
- 102 Car Parks + 3 Handicap
- ESFR Sprinklers
- Office Built to Suit (Not Included in Shell Sales Price)
- +/-6.42 Acre Site

• 1045-1085 HERITAGE WEST DR. • KATY, TX 77493



HERITAGE
WEST



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BUSINESS PARK HIGHLIGHTS

- Master Planned, Deed Restricted Business Park
- Regional Detention Provided
- No Flood Plain
- Located in Waller County (Outside of the City of Katy and City of Houston ETJ)
- Property Tax Rate: 2.63 (2025)
- Agreement in Place Providing 2 Years (2027 & 2028) of Waller County Property Tax Abatement
- Convenient Access to Hwy 90, I-10 and 99
- Utilities Provided by Waller County Improvement District #2 and the City of Katy (Natural Gas is Available)
- Additional +/-40 Acres Available in Park for Design Builds / Build to Suits up to 330,000 SF
- Development by InSite Realty & Urban Companies
- **CALL FOR SALE/LEASE PRICING**



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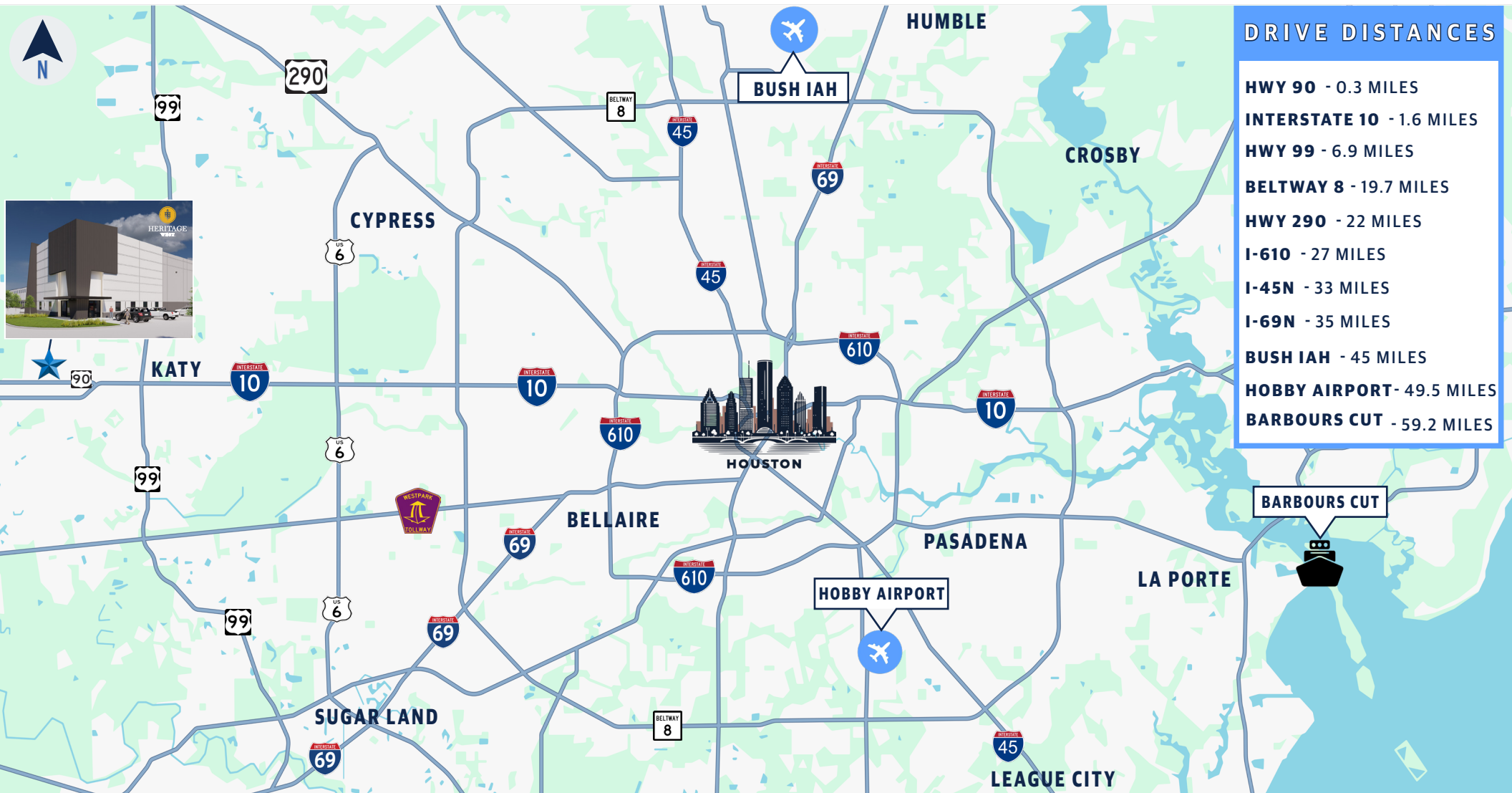
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HERITAGE WEST

• LOCATION MAP



HERITAGE
WEST



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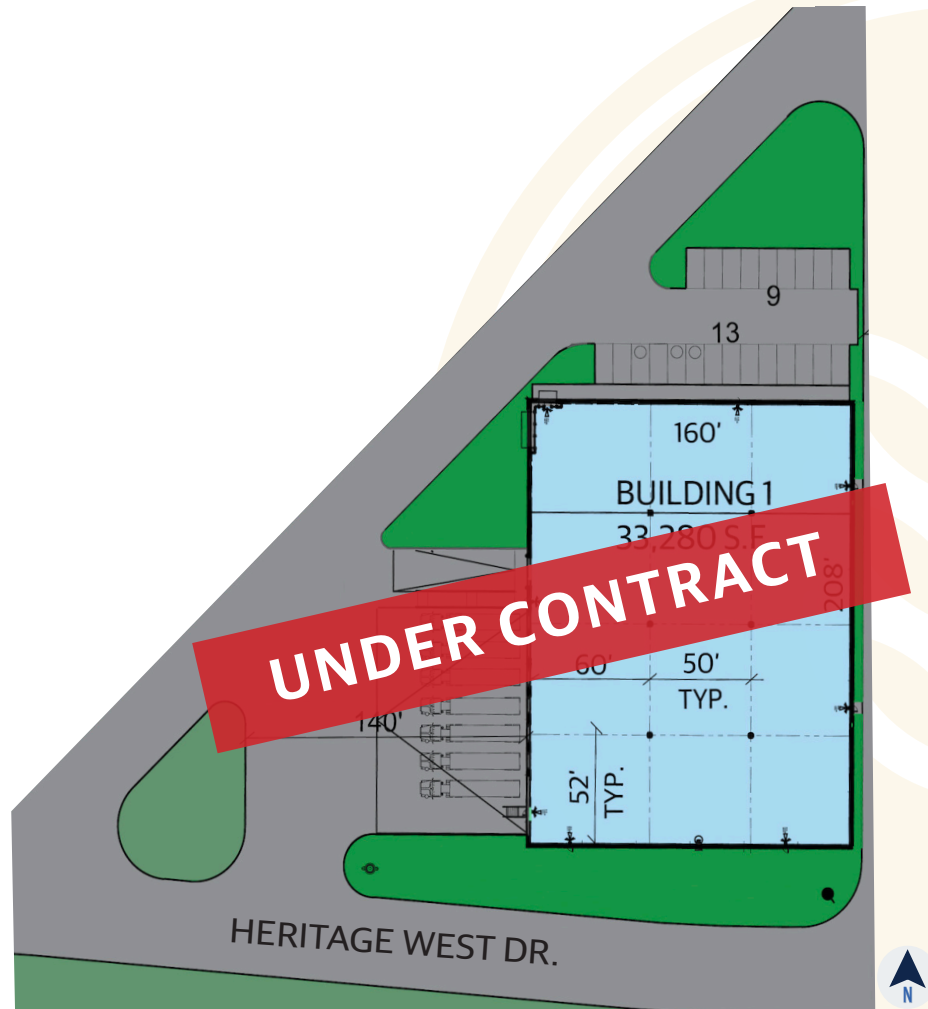
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HERITAGE WEST

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HERITAGE
WEST



BUILDING 1

BUILDING SIZE	33,280 SF
CLEAR HEIGHT	28'
BUILDING CONFIG.	Side Load (160'x208')
DOCK DOORS	7 Dock High (9'x10')
DRIVE IN DOORS	1 Ramped Door (14'x16')
SPEED BAY	60'
TYPICAL BAYS	50'x52'
TRUCK COURT	140'
SPRINKLER SYSTEM	ESFR
ELECTRICAL	3 Phase 480V 600 AMPS
LIGHTING	LED Lighting in Warehouse
CAR PARKING	19 Car Parks + 3 Handicap
OFFICE	Office Built to Suit (Not Included in Shell Price)
SITE SITE	+/- 4.76 Acres

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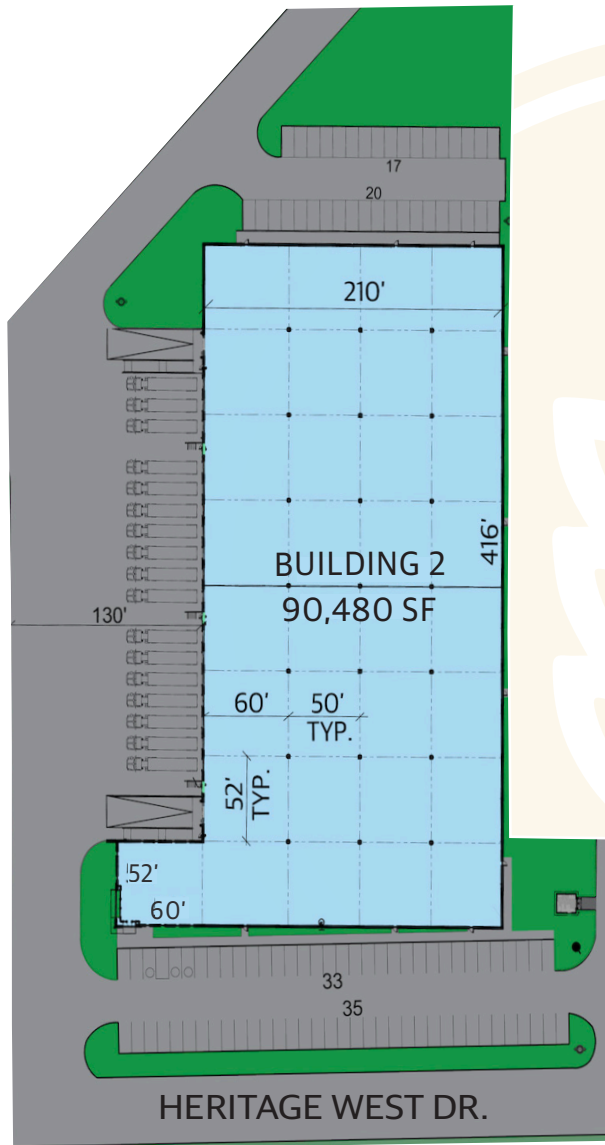
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TYPICAL BAYS	50' x 52'
SLAB	Sealed w/ Hardner/Densifier
TRUCK COURT	130' (Can be Privately Fenced & Secured)
SPRINKLER SYSTEM	ESFR
ELECTRICAL	3 Phase 480V 1,000 AMPS
LIGHTING	LED Lighting in Warehouse (3 Fixtures Per Bay)
CAR PARKING	102 Car Parks + 3 Handicap
OFFICE	Office Built to Suit (Not Included in Shell Price)
SITE SITE	+/-6.42 Acres

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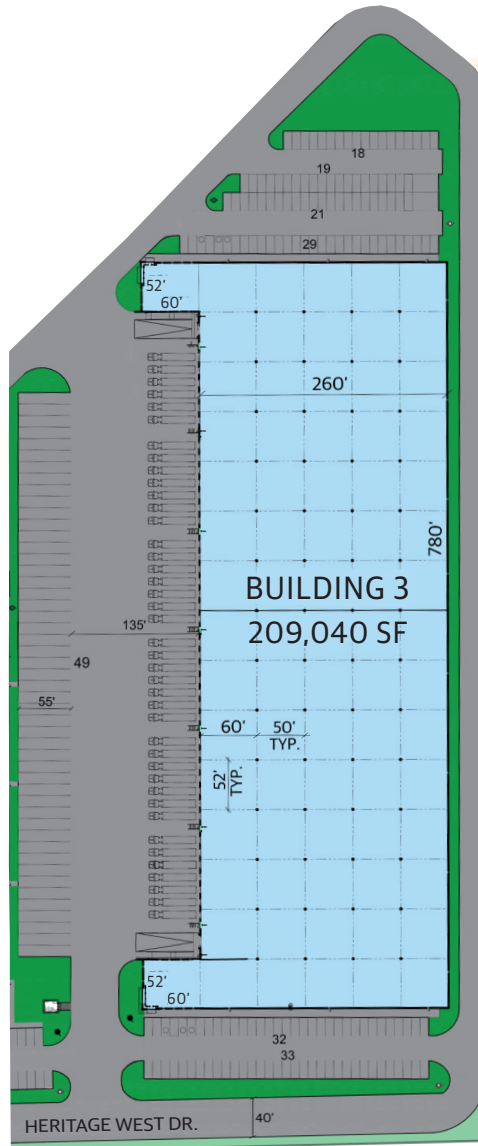
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HERITAGE WEST

• INGRESS & EGRESS MAP



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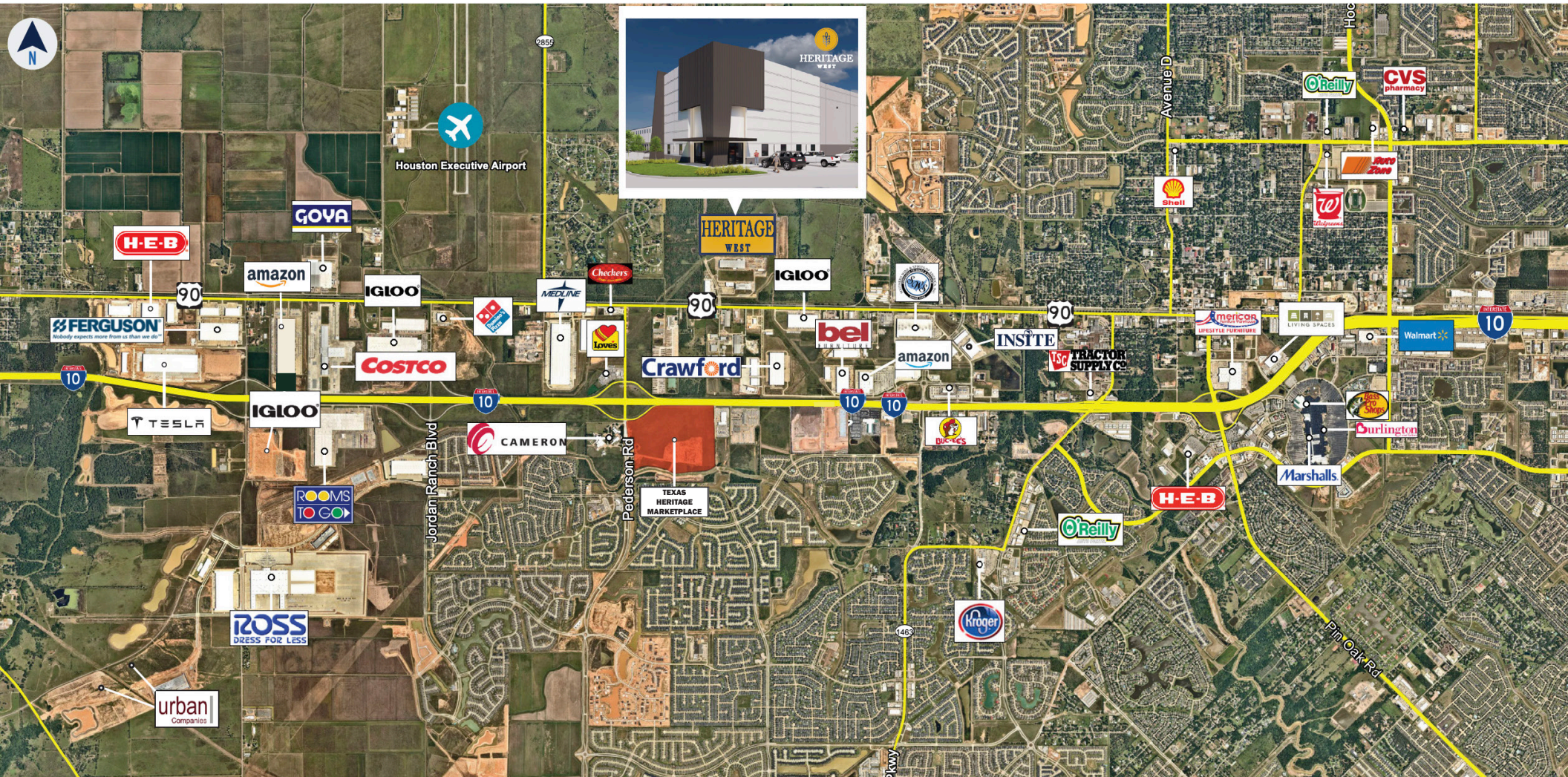
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• BUSINESS NEIGHBORS



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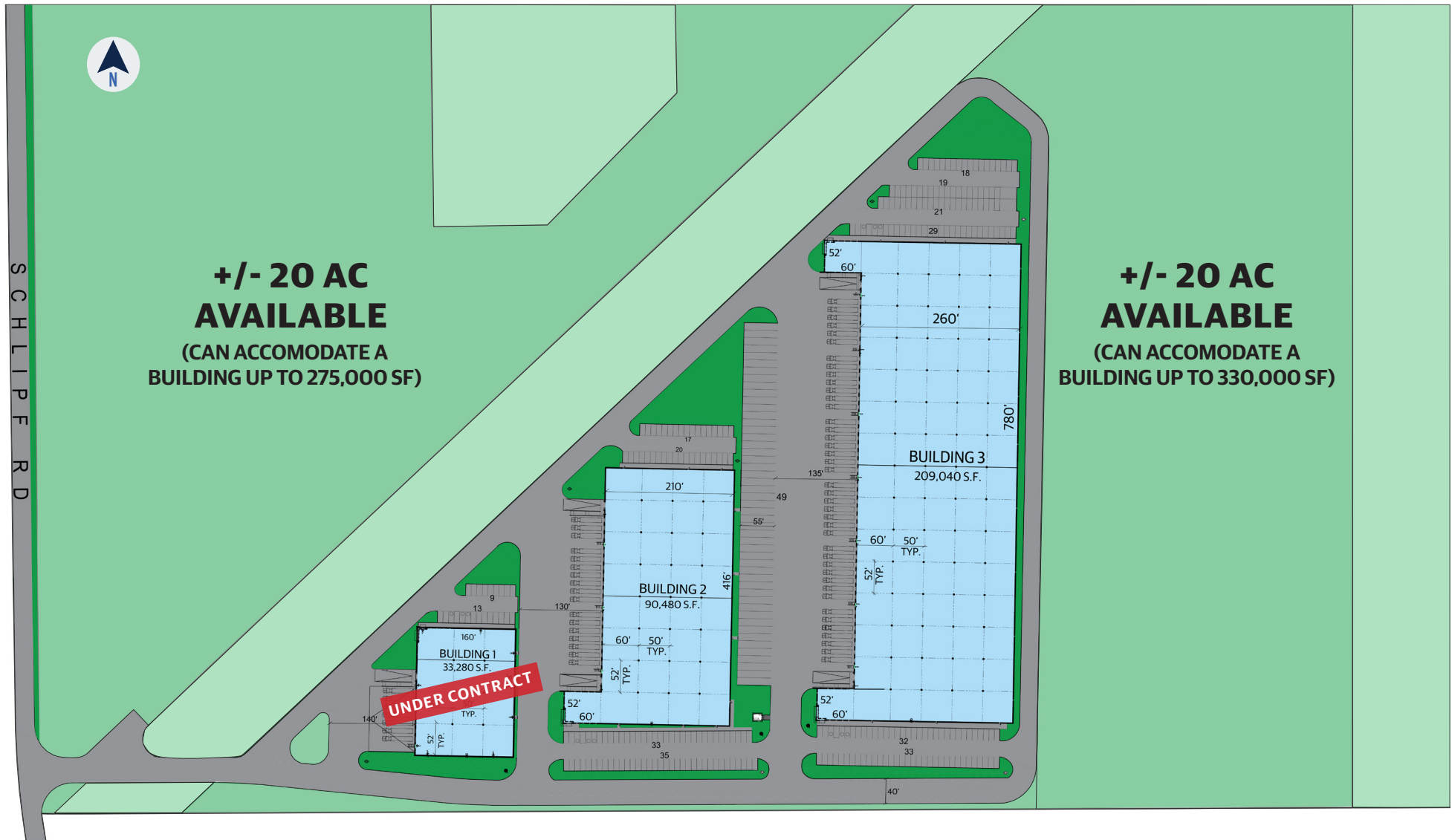
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• ADDITIONAL +/-40 ACRES AVAILABLE FOR DESIGN BUILDS/BUILD TO SUITS



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FOR MORE INFORMATION, CONTACT:

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