

FOR LEASE

JULIE
RIVERS

Flex Space --- For Lease
YOUR OWN BUSINESS



Jessica Huang
Principal Broker

jessicarealtyteam@gmail.com
(281) 793-1832

Property Address: 132 Cane Island Parkway, Katy, TX 77494

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LOCATION

- Located at the intersection **I-10 West** and **Cane Island Parkway** in the West of Katy, Texas.

PROPERTY INFORMATION

Spaces For Lease - Building 100 Details:

- Available Size: Starting at 1,750 SF (includes 500 SF office build-out)
- Expandable: Spaces can be combined for up to 12,250 SF

1750 sqft unit Monthly Rent: \$3,300

- Terms: 5% increase starting second year
- Lease Duration: 3 to 5 years
- Security Deposit: 2 months' rent
- Expenses: No NNN

HIGHLIGHTS

- Uses: **Flex Space**
- Near distribution centers of **Home Depot, Amazon, Costco, Igloo, Tesla** and more ...
- Positioned within a Center of High Retail, Industrial and Residential Growth
- Build -to -suit option available for **ownership or lease**,
- **Deed restricted Development**
- **High visibility** from **I-10** and **Cane Island Parkway**
- One of the **fastest growing sub-markets** in the U.S.A.

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SITE PLAN



(9 IIC)

Cane Island Parkway Flex
Katy, Texas

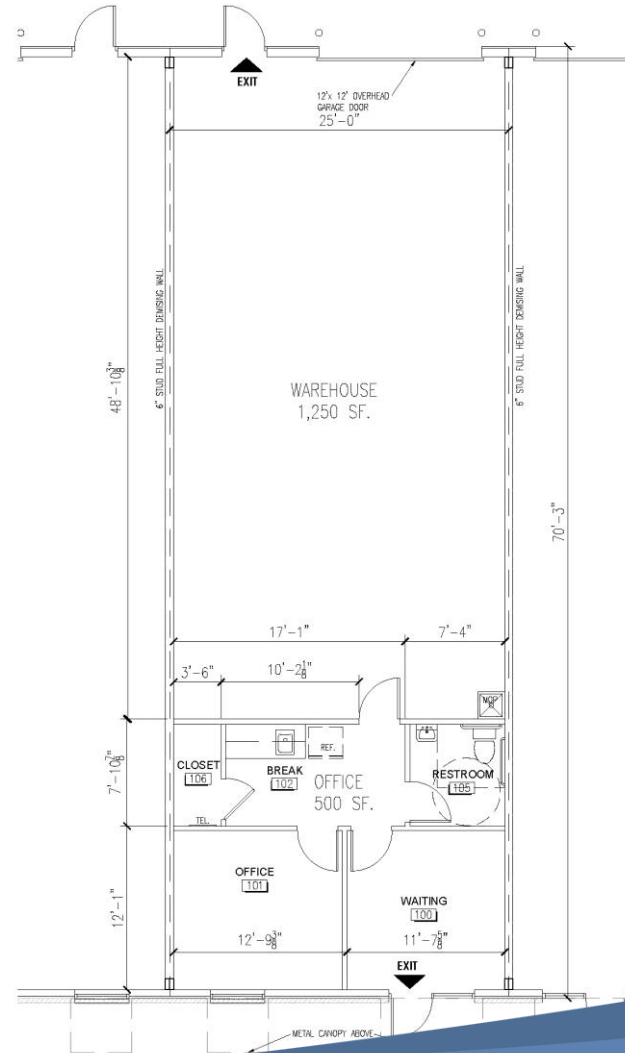
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TYPICAL 1,750 sf. w/500 sqft Office Built out



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LOCATION OVERVIEW



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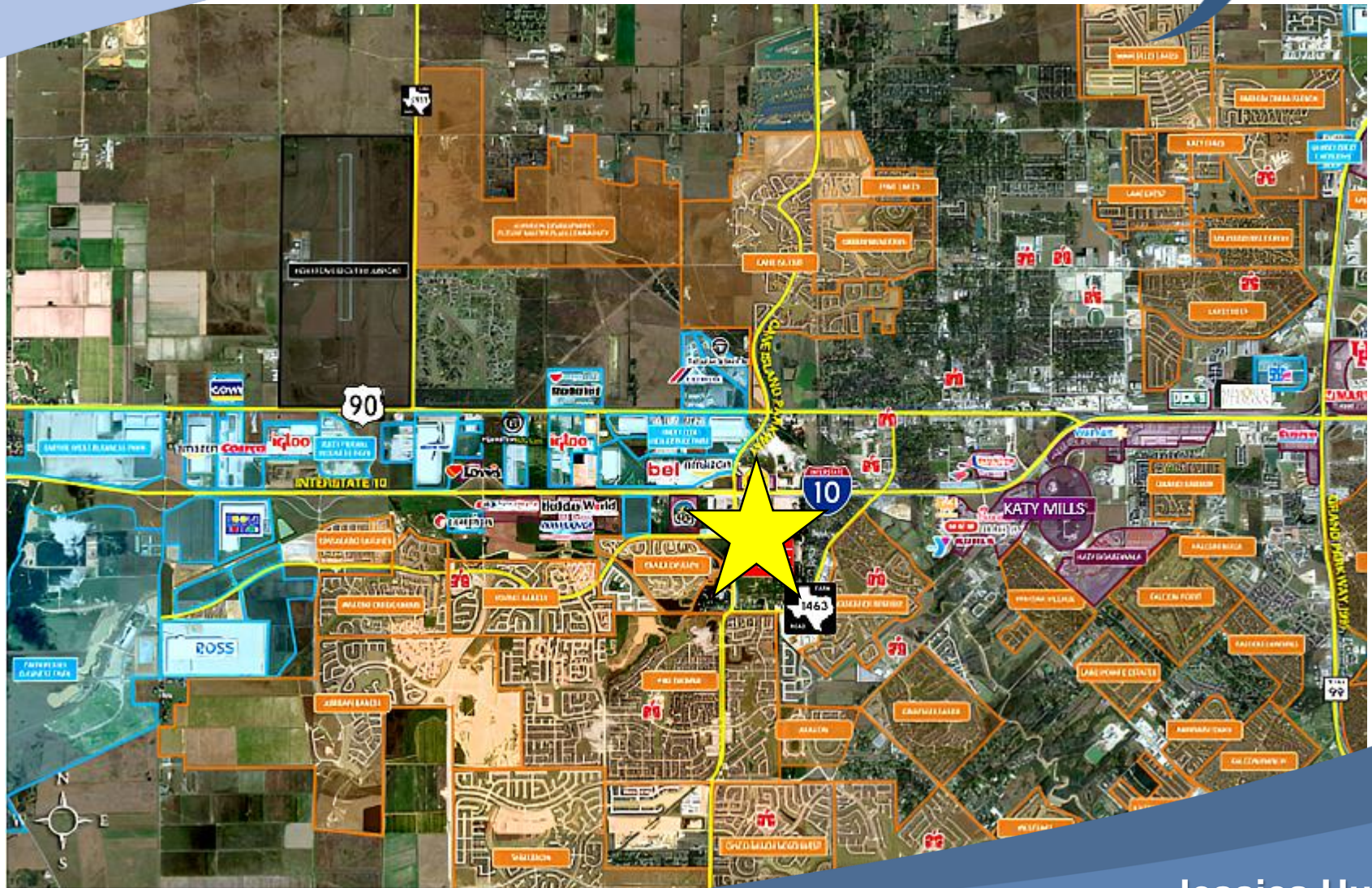
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LOCATION OVERVIEW

Legend

- SUBJECT SITE
- INDUSTRIAL
- RESIDENTIAL
- RETAIL/MIXED-USE
- OTHER



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