

# 20,040 SF Crane Served Warehouse

Available

May 1, 2022

23555 Clay Road (Lot 11) • Katy, TX 77493



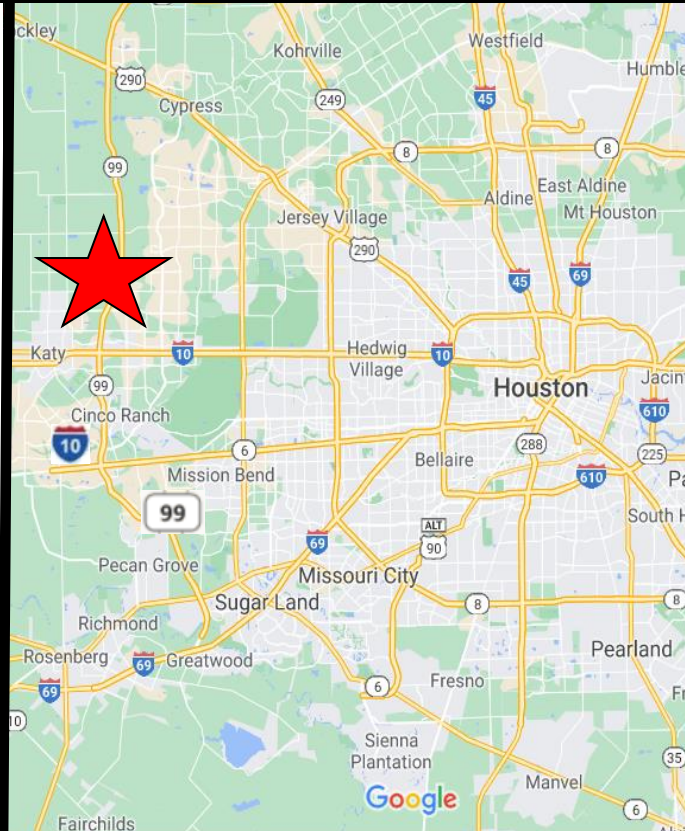
**For Lease Only: \$22,000/month (\$1.10/SF), NNN**

## Location:

- ½ mile west of Grand Parkway West
- 2½ mi. No. of I-10 • 11 mi So. of US 290
- Key Map 445K

## Features:

- 20,040 SF Office Warehouse
- 2,590 SF of office
- Tiltwall construction (120' X 167' X 30')
- One 10-ton & one 5-ton crane (20' hook)
- 400 Amps of 480V, 3-Phase power
- 4 grade level doors & 2 truckwells
- 3 ac site, fenced with 1.4 ac stabilized
- Low tax rate of \$.01927 (No MUD taxes)
- Natural gas service available in the park
- Deed restricted industrial park setting with Foreign Trade Zone status pending
- **OUTSIDE CITY LIMITS !!!**



**Capital Real Estate Commercial, Inc.**

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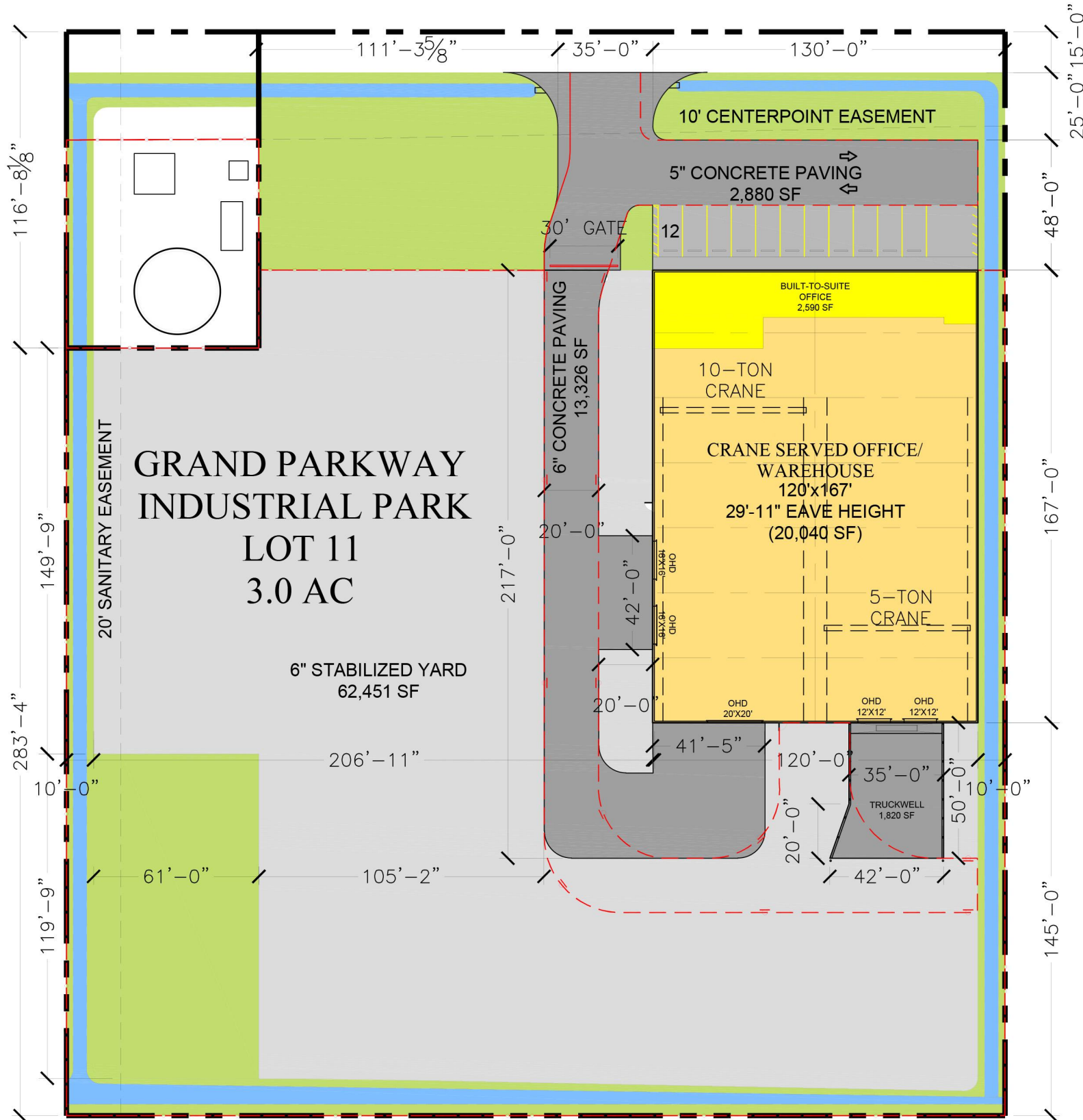
[rrolland@credtexas.com](mailto:rrolland@credtexas.com)

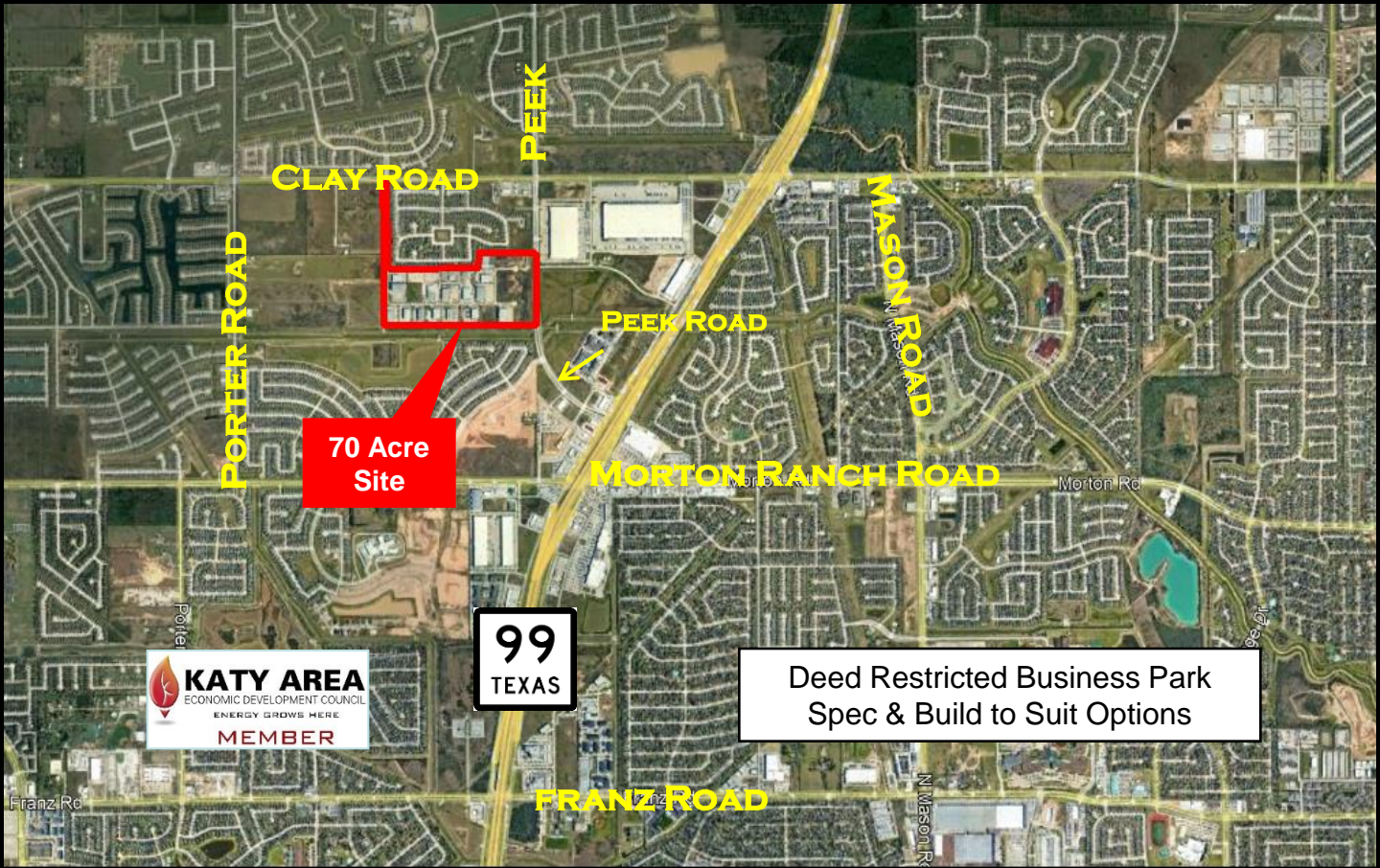
# Exhibit C-2



**CAPITAL REAL ESTATE**  
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**GRAND PARKWAY INDUSTRIAL PARK**  
 20,040 SF OFFICE/WAREHOUSE  
 OFFICE: 2,590 SF  
 LOT 11 - 3.0 AC





Deed Restricted Business Park  
Spec & Build to Suit Options

### Clay Road

