

EASTGROUP
PROPERTIES

GRAND
WEST
CROSSING

BUILDING 2 ±97,285 SF FOR LEASE
(DIVISIBLE TO ±9,500 SF)
TEXAS HIGHWAY 99 & INTERSTATE 10

KATY, TEXAS

Under Construction - Q3 2025 Delivery



RICHARD QUARLES, SIOR
richard.quarles@jll.com
+1 713 888 4019

JARRET VENGHAUS, SIOR
jarret.venghaus@jll.com
+1 713 888 4035

GEOFF PERROTT
geoff.perrott@jll.com
+1 713 888 4072

ELIZA KLEIN
eliza.klein@jll.com
+1 713 425 1816

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Building 2

Status: Under Construction

Building Type: Office/Warehouse - Rear Load Configuration

Building Size: 97,285 SF (divisible to ±9,500 SF)

Office: ±3,100 SF Pre-Finish Office Space

Clear Height: 28'

Sprinkler Service: ESFR

Dock High Doors: (31) 9' x 10'

Drive-in Doors: (2) 12' x 14'

Truck Court Depth (Shared): 200'

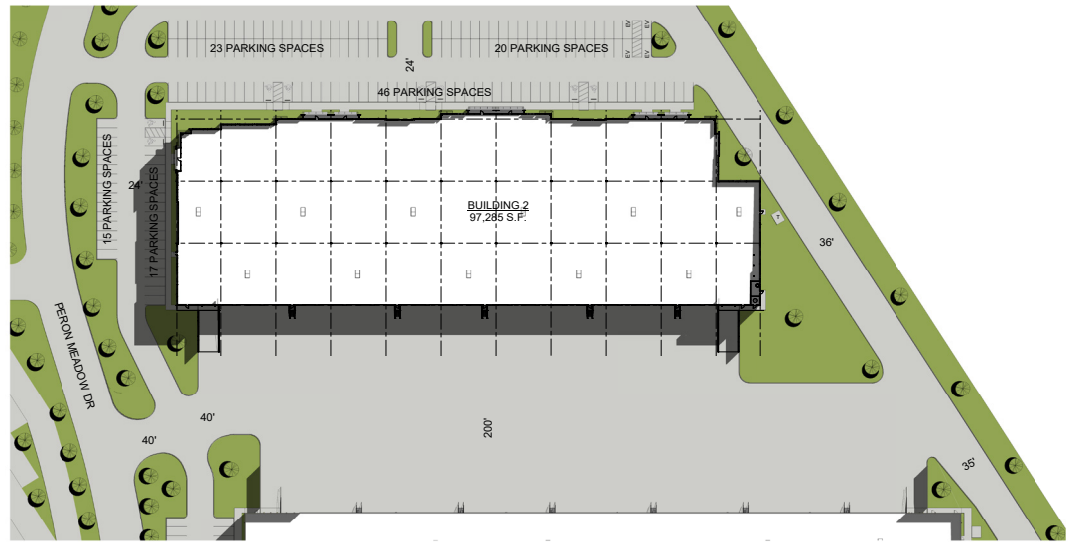
Building Depth: 180'

Column Spacing: 52' x 60'

Ramps: Two (one at each end)

Parking Ratio: 1.3/1,000 SF

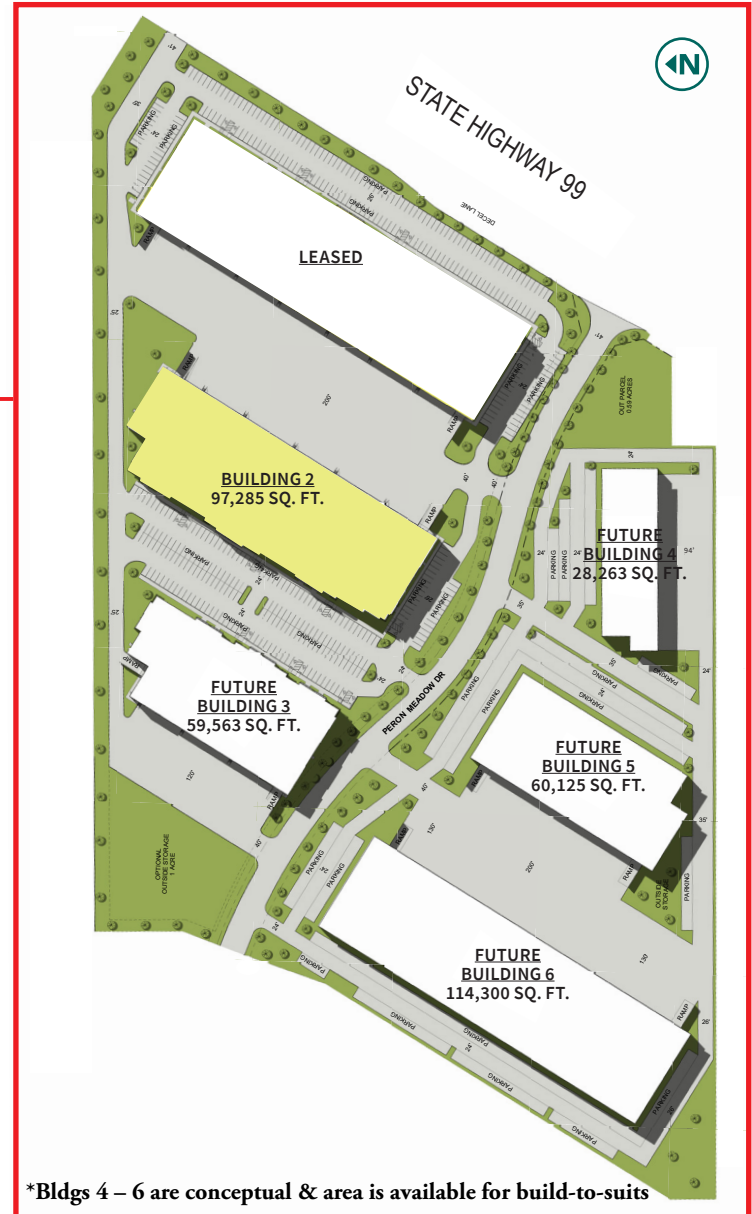
Building 2 - ±97,285 SF



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Overall Site Plan



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GRAND WEST CROSSING

Strategic Location

The site is strategically located in Houston's West submarket and situated along Grand Parkway/Highway 99, minutes from Interstate 10 and Highway 290, offering great visibility from Grand Parkway. The development also offers access to the strong demographics and amenities in Katy and surrounding communities. Moreover, given the superb freeway infrastructure system in the Greater Houston MSA, the site offers approximate drive times to key destinations.



LEASING BY:

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