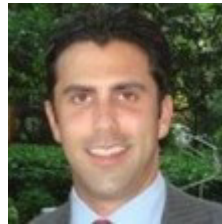




Franz Road Business Park Phase II

19954 Franz Rd, Katy, TX 77449



David Gross

Ainsworth Lyon Properties
1415 S Voss Rd, Ste 110-415, Houston, TX 77057
David@ainsworthlyon.com
(832) 312-8379



Franz Road Business Park Phase II

\$15.60 /SF/YR

19954 FRANZ RD AVAILABLE - 7500 SQFT - FRANZ RD FRONTAGE - PLEASE CALL FOR DETAILS...

- 19954 FRANZ RD AVAILABLE - 7500 SQFT - FRANZ RD FRONTAGE - PLEASE CALL FOR LEASE DETAILS
- High-end office buildout. LED warehouse lighting
- 3 Phase/480 Volt/200 amps
- +/- 20' Eave Height
- Grade Level Loading (2 oversized doors)
- Near I-10 and Fry Rd

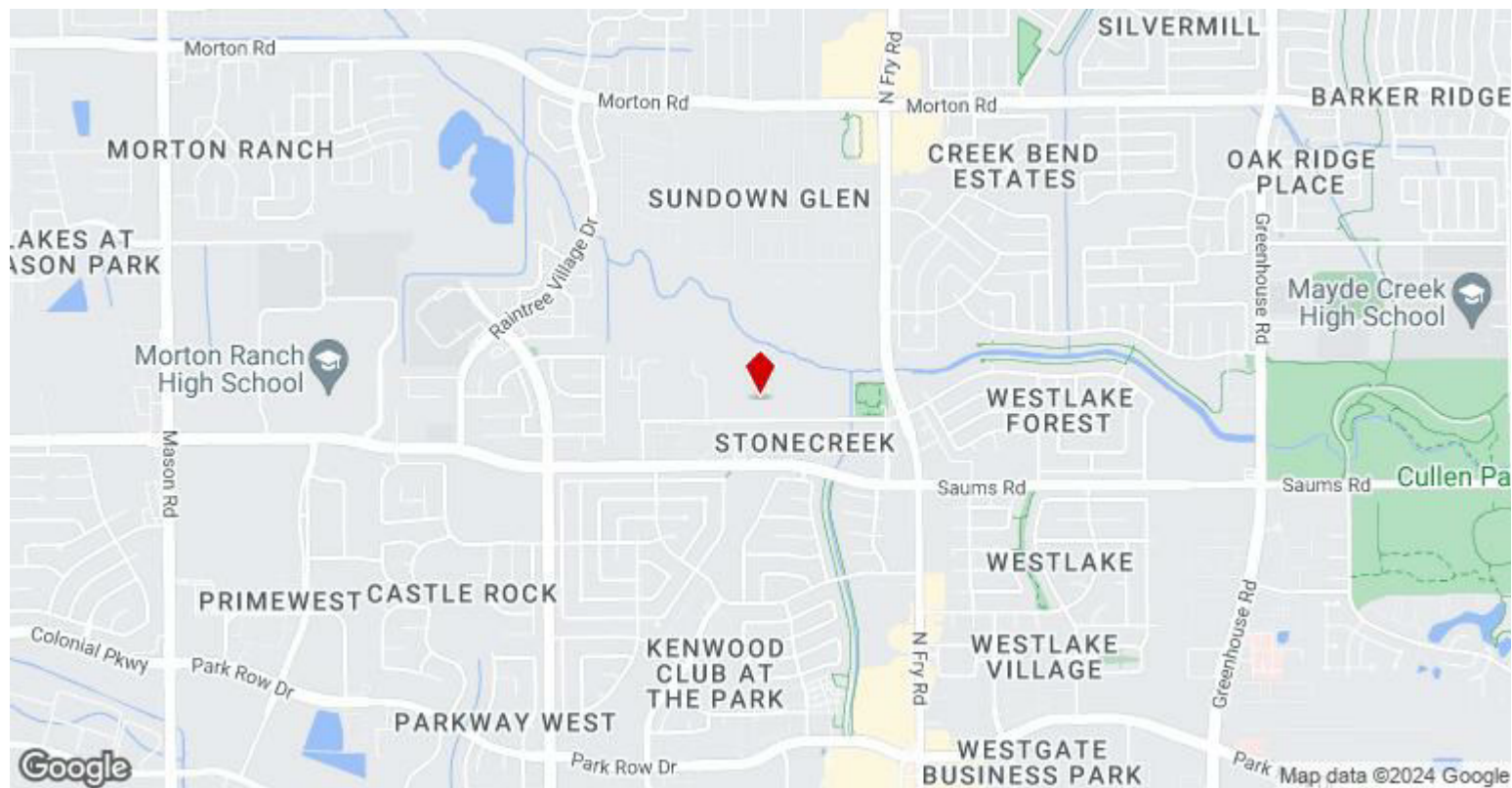


Rental Rate:	\$15.60 /SF/YR
Property Type:	Industrial office/warehouse
Location:	Prime close-in Katy location near I-10 off Fry Rd
Gross Leasable Area:	7,500 SF
Finished office: :	+/- 1100 sqft
Rental Rate Mo:	\$1.30 /SF/MO

1st Floor

Space Available	7,500 SF
Rental Rate	\$15.60 /SF/YR
Date Available	April 15, 2024
Service Type	Triple Net (NNN)
Office Size	+/- 1,100 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

PRIME KATY LOCATION NEAR I-10 WITH FRANZ RD FRONTAGE2022 CONSTRUCTION IN HIGH-END CONTROLLED BUSINESS PARKFULLY INSULATED WAREHOUSE WITH +/-20FT CLEAR HEIGHTTWO OVERSIZED GRADE LEVEL DOORS & AMPLE PARKINGCALL FOR LEASE DETAILS - OWNER/BROKER - DAVID GROSS (832) 312-8379



19956 Franz Rd, Katy, TX 77449

19954 FRANZ RD AVAILABLE - 7500 SQFT - FRANZ RD FRONTAGE - PLEASE CALL FOR DETAILS

Property Photos

