



19970 Franz Rd

19970 Franz Rd, Katy, TX 77449

TNRG DEVELOPMENT



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TNRG

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19970 Franz Rd

\$15.24 /SF/YR

Located at 19970 Franz Rd, Katy, TX 77449, this property is strategically positioned less than a mile from I-10 and 3 miles from the Grand Parkway (99), providing excellent accessibility for businesses. The property sits on approximately 0.36 to 0.67 acres of land, out of the floodplain and outside the city limits of Katy, ensuring both safety and security. The building is topped with a durable standing-seam roof and features natural light panels, enhancing the work environment and reducing energy costs. The site is part of a deed-restricted park, ensuring a well-maintained and regulated environment, and is equipped with water well and septic utilities....

- Deed Restricted with professional business
- POA managed
- Strategically located less than a mile from I-10



Rental Rate: \$15.24 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 6,000 SF

Year Built: 2020

Rental Rate Mo: \$1.27 /SF/MO

1st Floor

Space Available	6,000 SF
Rental Rate	\$15.24 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	1,100 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

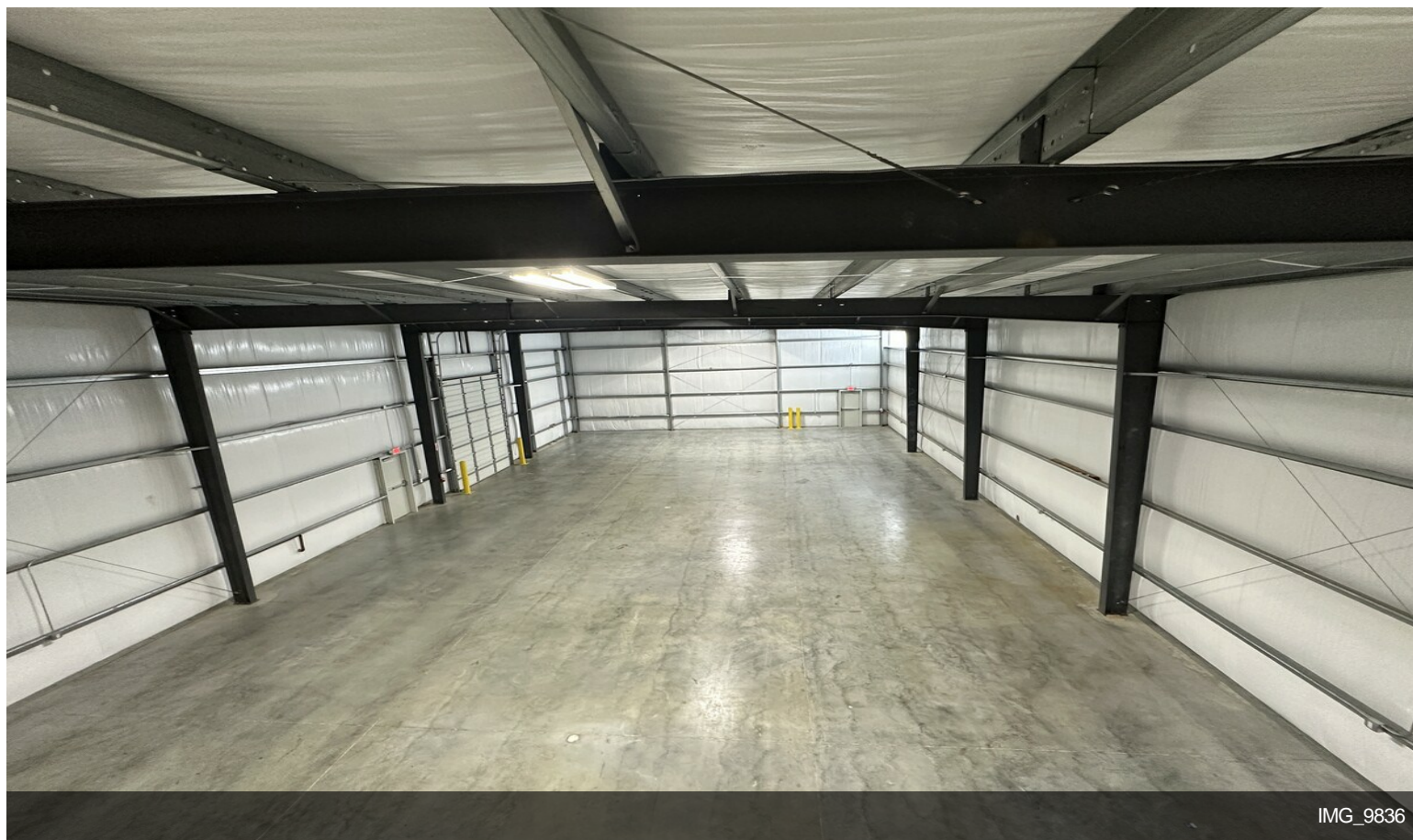
This industrial property offers 6,000 square feet of space, with 1,100 square feet dedicated to Class A office space, including two private offices, a bullpen, a kitchen, and two bathrooms. The building features a 22-foot eave height, 14-foot overhead doors, and is fully insulated with energy-efficient, noise-reducing materials. A mezzanine is available over the office area, maximizing warehouse storage space. The facility is equipped with 3-phase, 480-volt, 200-amp power, and includes a spacious truck court designed for 18-wheeler maneuverability, along with a private truck court.



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Property Photos

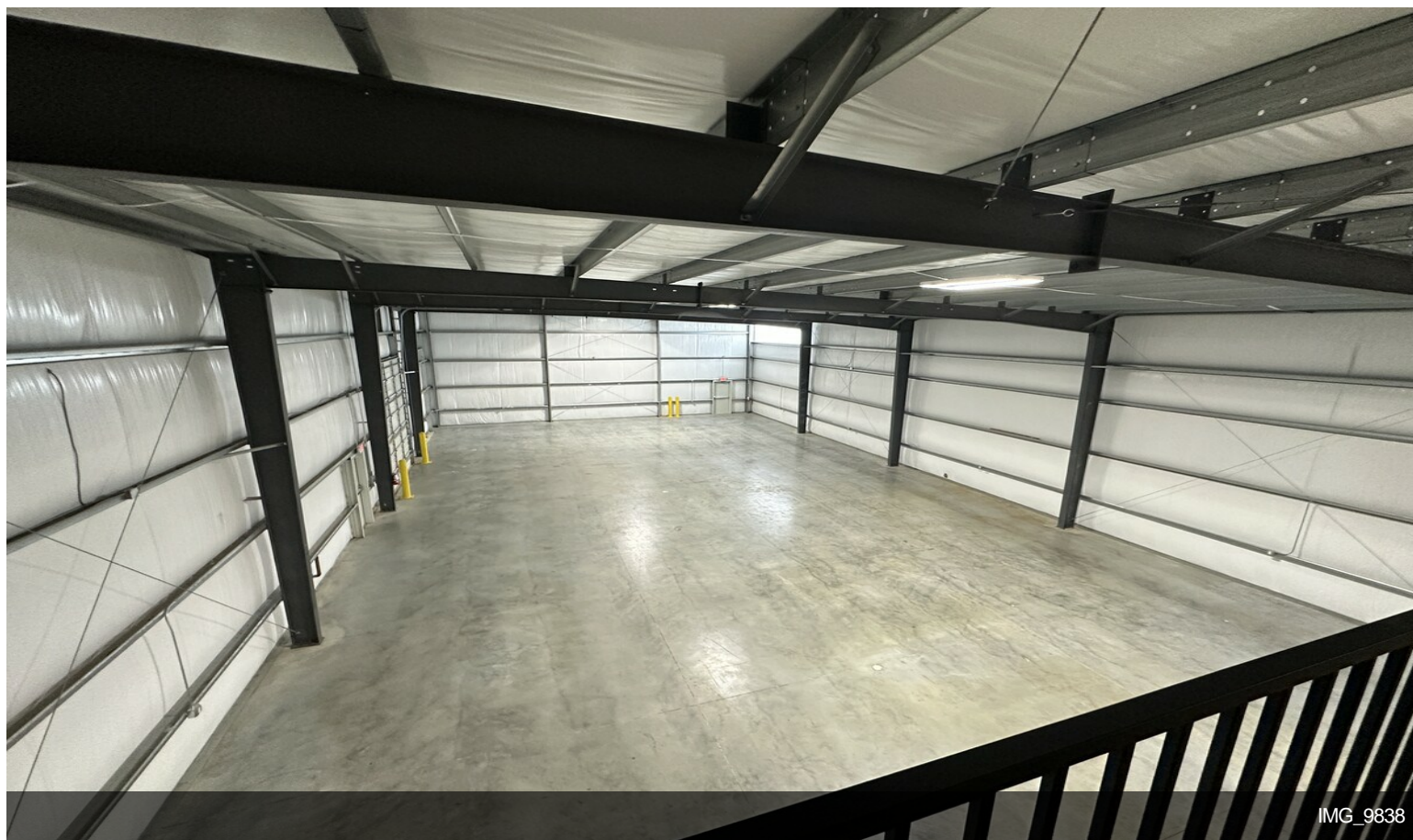


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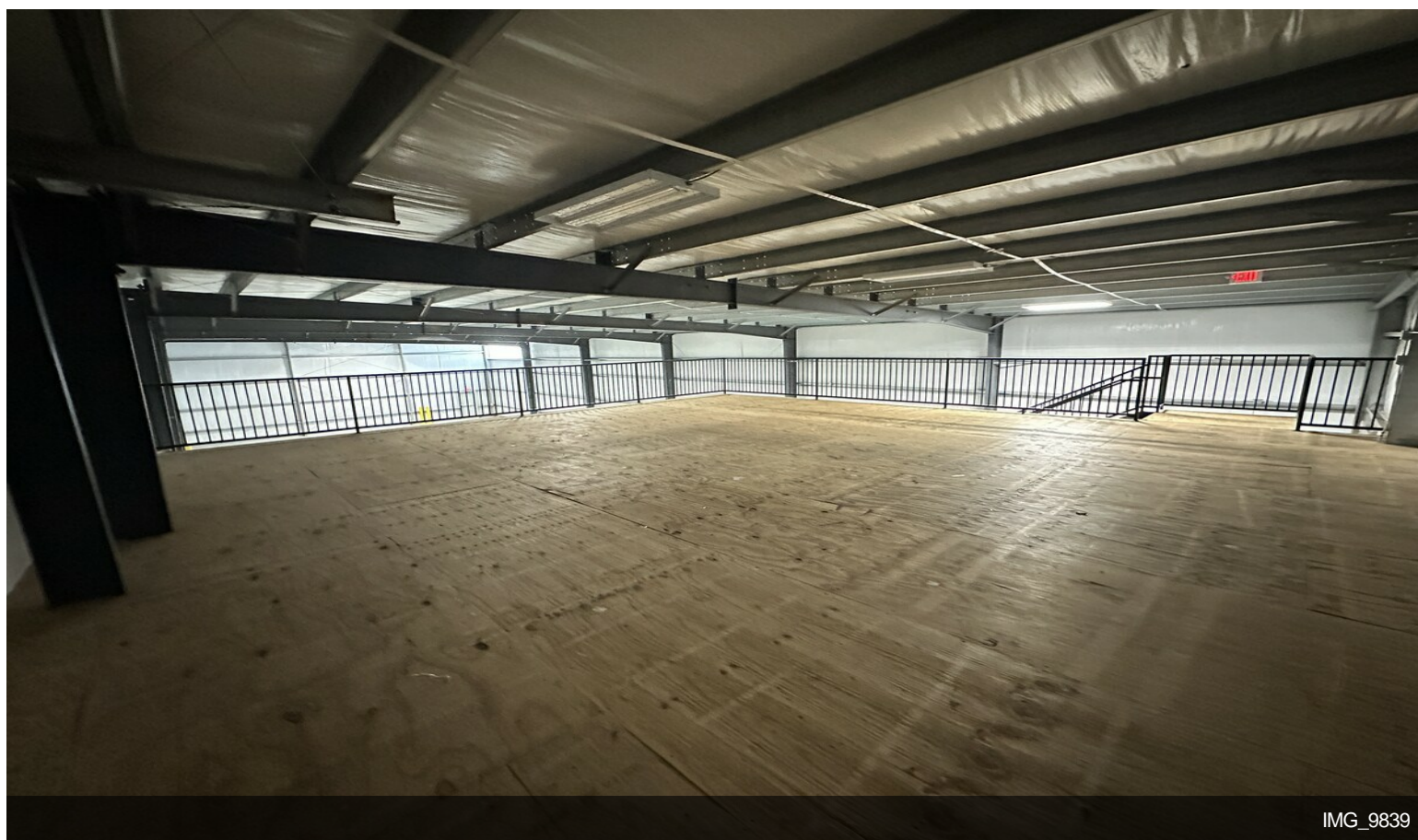


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Property Photos

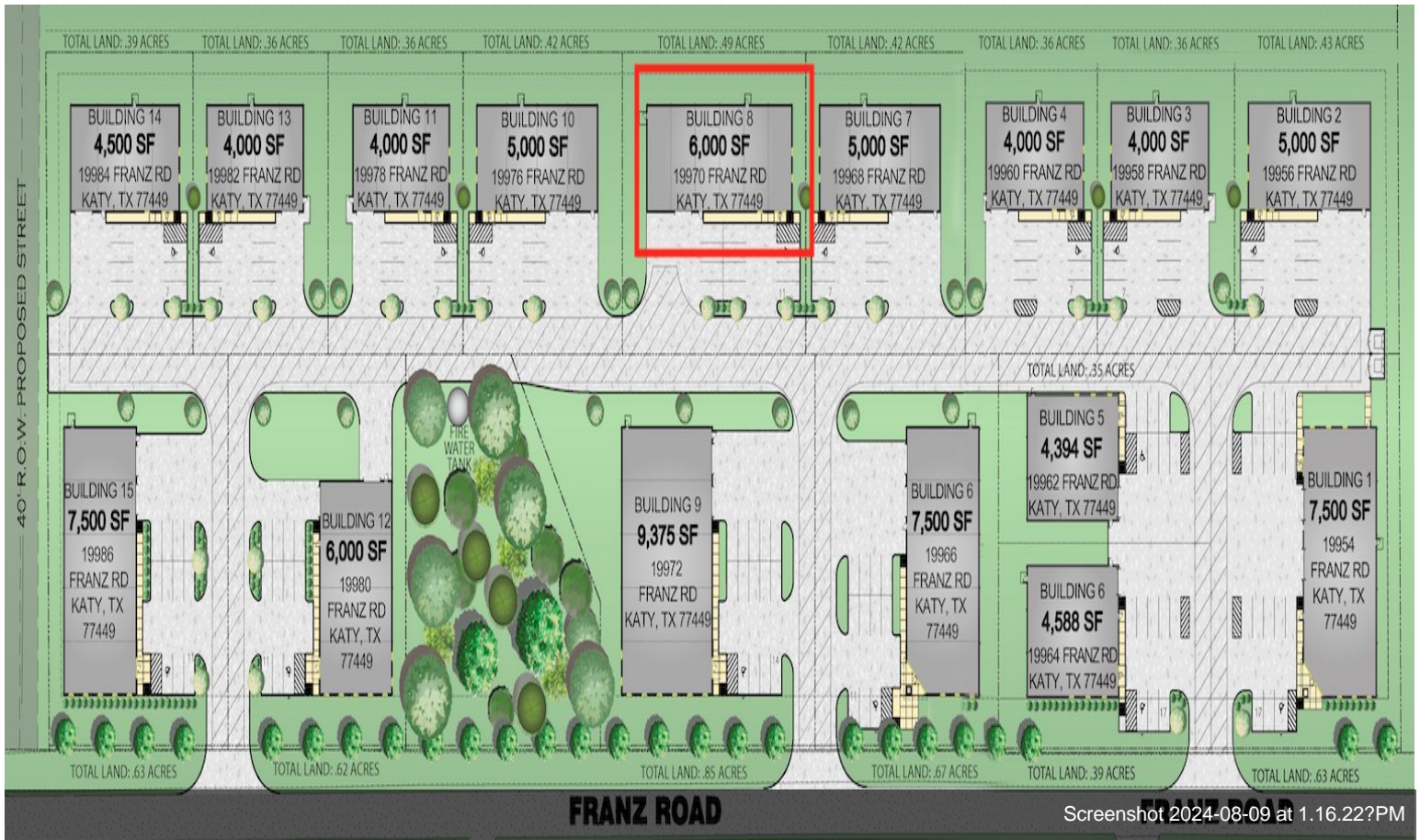


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Property Photos



FRANZ ROAD

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6000 sf of building space