

23,400 SF 20-ton Crane Ready Warehouse

6541 Stockdick School Road (Lot 2) • Katy, TX 77449

**Available
Now**



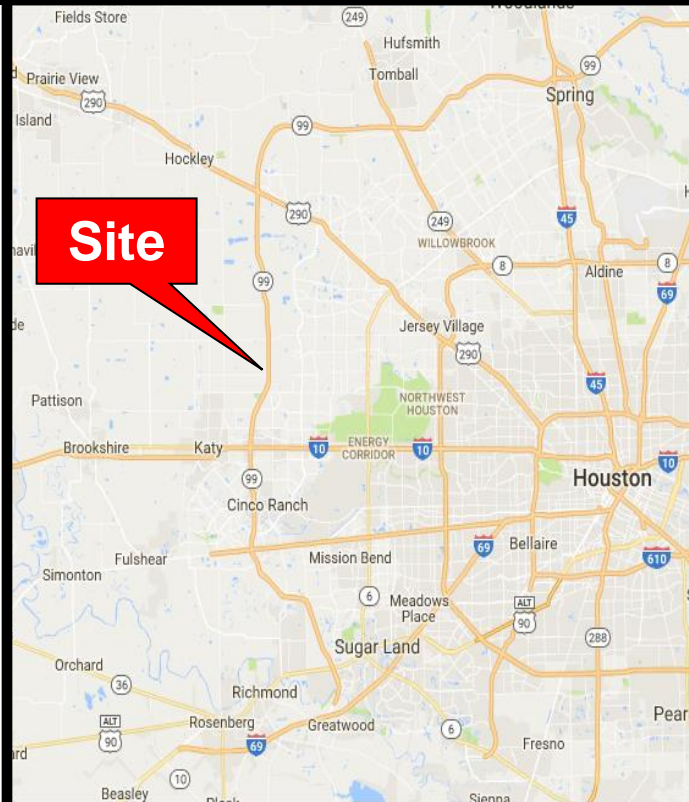
For Lease Only: \$21,000/month (\$.90/SF), NNN

Location:

- Katy area
- Grand Parkway just south of FM 529
- Key Map 405V

Features:

- 23,400 SF Warehouse with 10% office
- Tiltwall construction
- Standing seam roof
- 1.6 acre site with outside storage yard
- Crane ready to 20 tons (20' hook)
- 130' X 180' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- Three roll up doors up to 16' X 16'
- Truckwell capable
- Low tax rate of \$.0199 (No MUD taxes)
- **OUTSIDE CITY LIMITS !!!**



Capital Real Estate Commercial, Inc.

www.cretx.com

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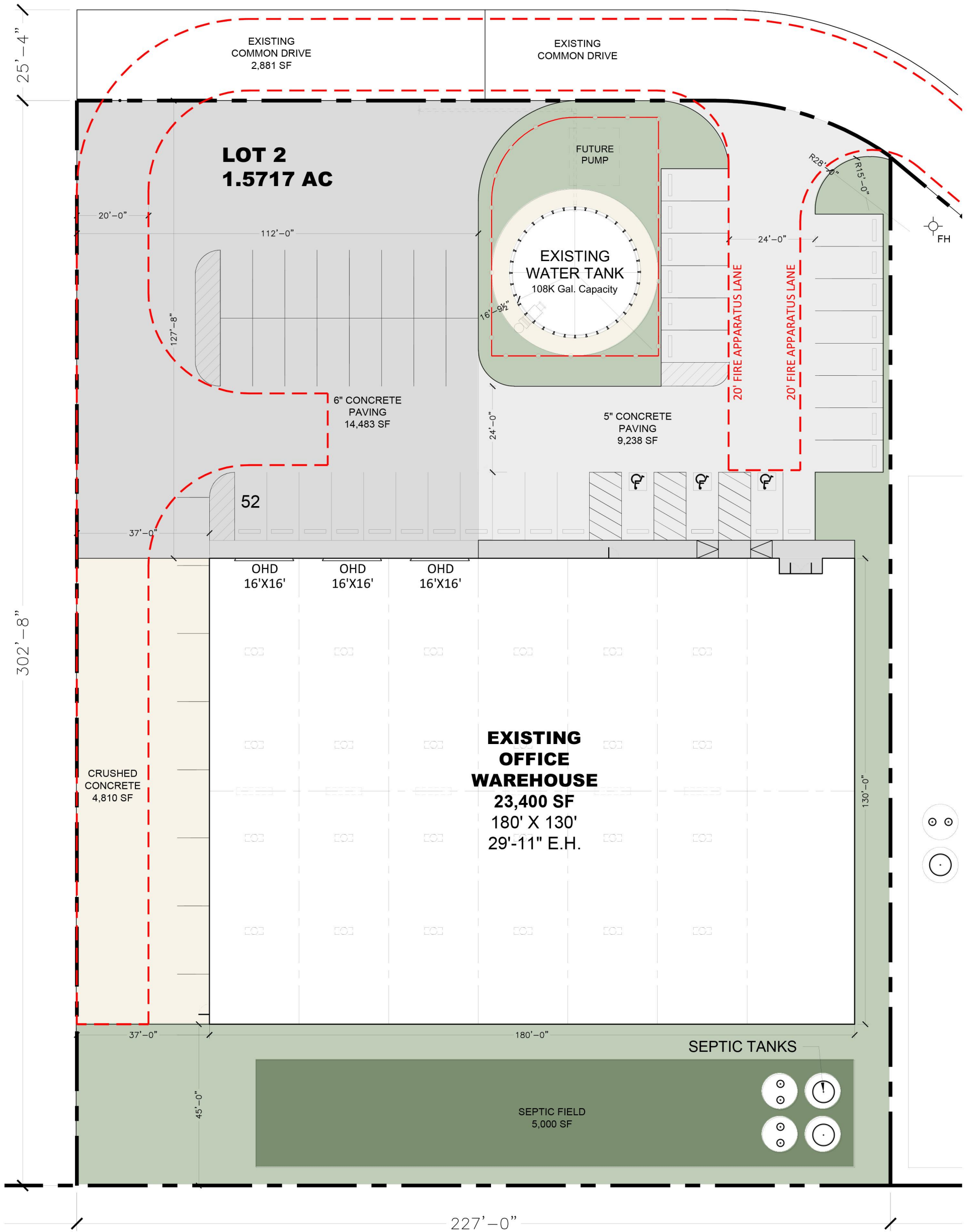
COMMERCIAL

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STOCKDICK LOT 2 - 1.57 AC
6541 STOCKDICK SCHOOL RD.
KATY, TX 77449

BUILDING FOOTPRINT:
5" CONCRETE PAVING
6" CONCRETE PAVING
CRUSHED CONCRETE:
SEPTIC FIELD:
PARKING SPACES:

23,400 SF
9,238 SF
14,483 SF
4,810 SF
5,000 SF
52



FM 529

Freeman Rd 529

Newland Homes
Elyson Community

US 290
8.5 mi.

Site

99
TEXAS

I-10
5.5 mi.

Beckendorf Road

Foxbend Dr

Stockdick School Rd

BEAR CREEK



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GRAND PARKWAY 529
BUSINESS PARK MASTER PLAN
KATY, TX

EXISTING
DETENTION POND

