

# 21,600 SF 20-ton Crane Ready Warehouse

1271 Cardiff Road (Lot 4) • Brookshire, TX 77423

**Available  
Now**

\* Not actual building



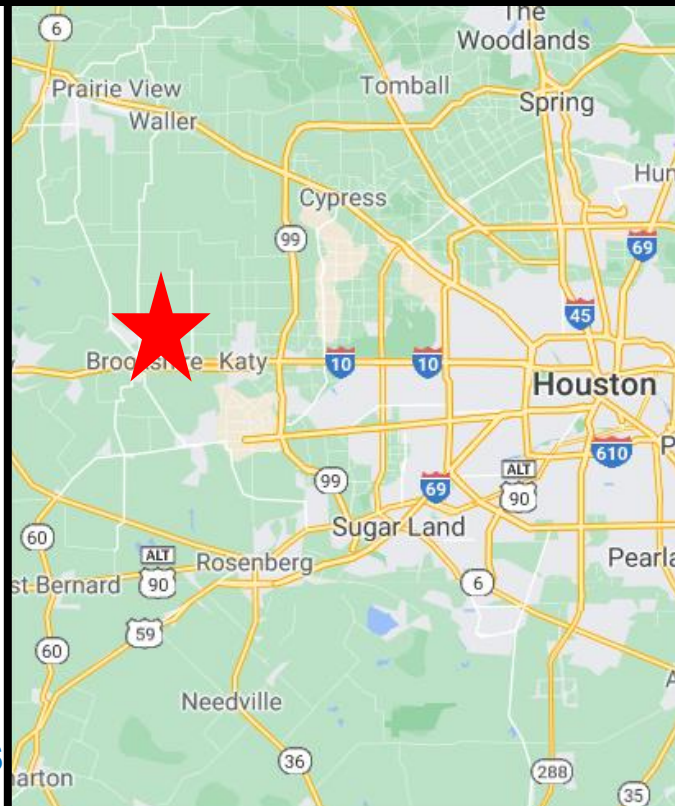
**For Lease Only: \$20,500 / month (\$.95/SF) NNN**

## Location:

- Just north of US 90 and I-10
- 2 mi E of Brookshire & 4 mi W of Katy

## Features:

- 21,600 SF Warehouse with 10% office
- Tiltwall construction
- Crane Ready to 20 tons (20' hook)
- 180' X 120' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- Natural gas available nearby
- Two 16'x16' roll up doors
- 1.62 acre site net of shared detention
- Low tax rate of \$.01816 (no MUD taxes)
- Neighbors include Goya Foods, Amazon Igloo and Houston Executive Airport
- **WALLER COUNTY OUTSIDE CITYLIMITS**



**Capital Real Estate Commercial, Inc.**

[www.cretx.com](http://www.cretx.com)

7720 Westview Drive • Houston, TX 77055

Phone (713) 681-1100 • Fax (713) 681-1114

**Blake Deer (281) 808-9850**

[bdeer@cretx.com](mailto:bdeer@cretx.com)

**Hart Schleicher (713) 907-3570**

[hart@cretx.com](mailto:hart@cretx.com)



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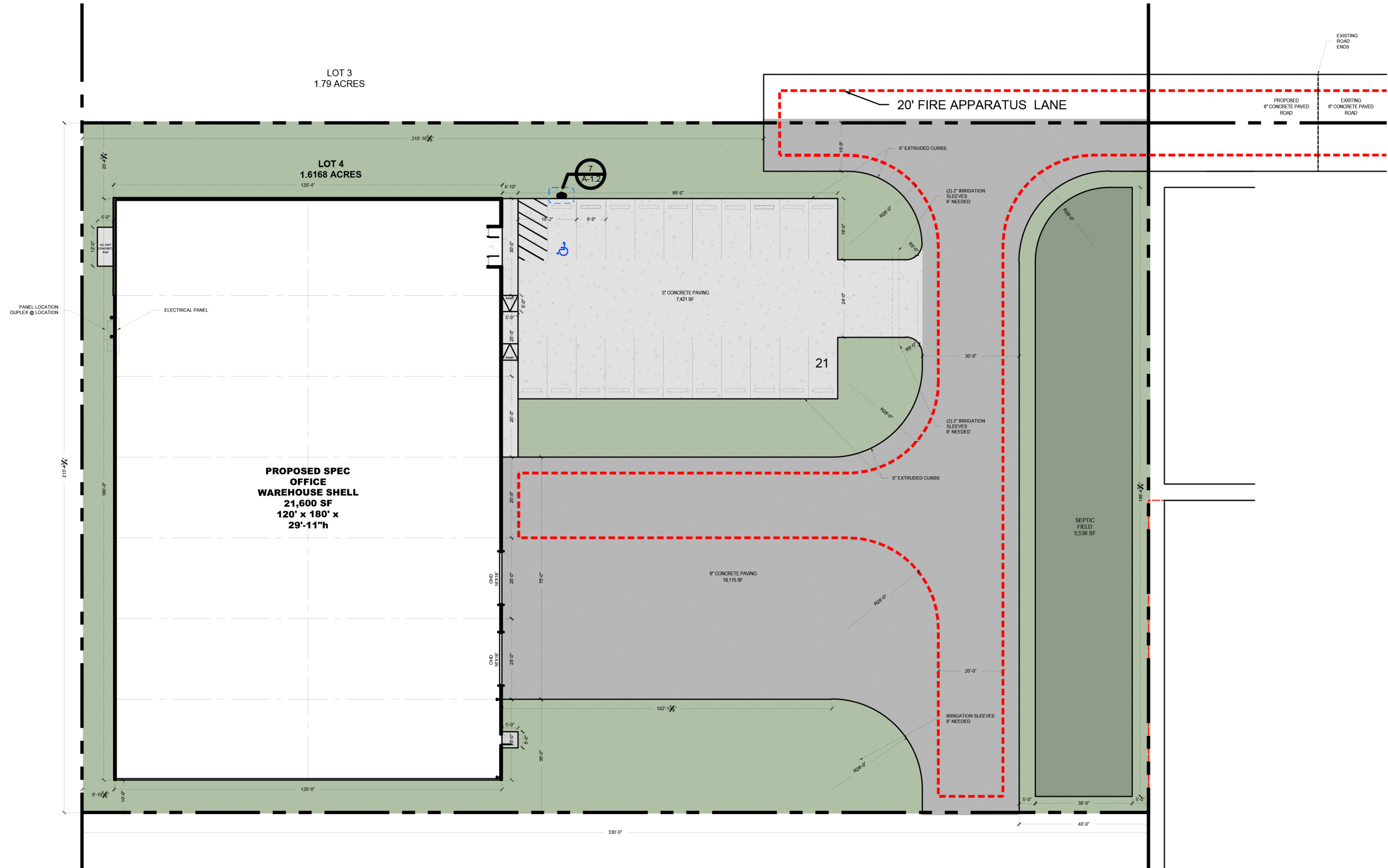
COMMERCIAL

713.681.1100 www.cretx.com  
7720 Westview Dr. Houston, TX 77055-5029

**CARDIFF LOT 4**  
**0000 CARDIFF RD.**  
**BROOKSHIRE, TX 77423**  
**LOT 4 - 1.61 AC**

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

**21,600 SF**  
**7,421 SF**  
**18,115 SF**  
**5,538 SF**  
**21**





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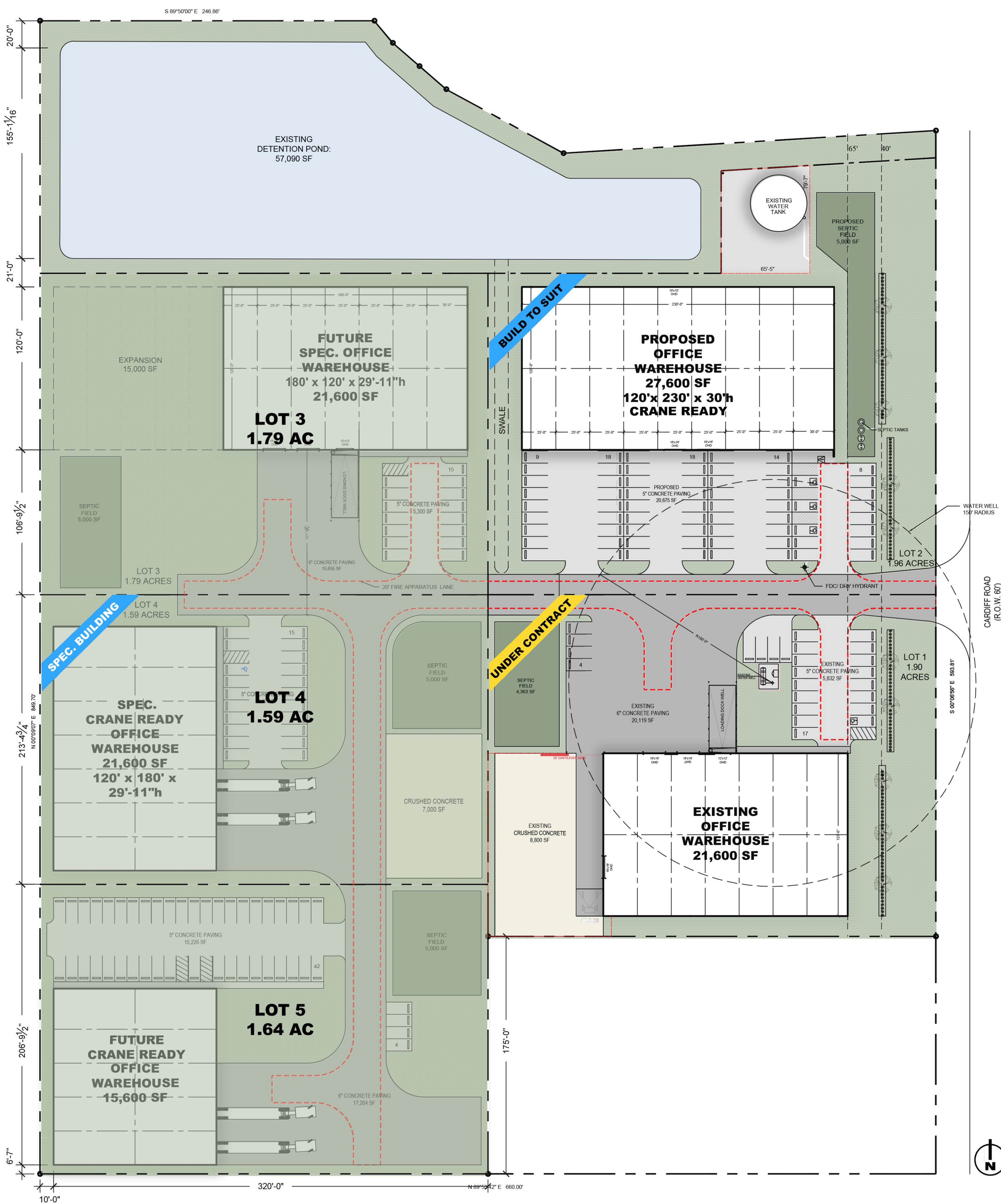
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## CARDIFF BUSINESS PARK

MASTER SITE PLAN

N.T.S.



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AIRPORT

WALLER COUNTY  
ECONOMIC DEVELOPMENT PARTNERSHIP

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Waller  
County

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