

29,520 SF Crane Served Warehouse

23421 Clay Road (Lot 14) • Katy, TX 77493

**For
Lease**



For Lease Only: \$38,250/mo (\$1.30/SF), NNN

Location:

- ½ mile west of Grand Parkway West
- 2½ mi. No. of I-10 • 11 mi So. of US 290

Features:

- 29,160 SF Office Warehouse with 3,552SF of office
- Tiltwall - 120' X 170' X 30' crane bldg & 120' X 76' X 20' non crane bldg addition
- One 30-ton crane and one 20-ton crane with 21' hook heights
- 400 Amps of 480V, 3-Phase power
- 3 roll up doors up to 20' X 20'
- 2 grade level doors & 1 truckwell
- 2.98 ac site with 1.2 acre stabilized yard
- Low tax rate of \$.01846
- Deed restricted industrial park
- **OUTSIDE CITY LIMITS !!!**



Capital Real Estate Commercial, Inc.

www.cretx.com

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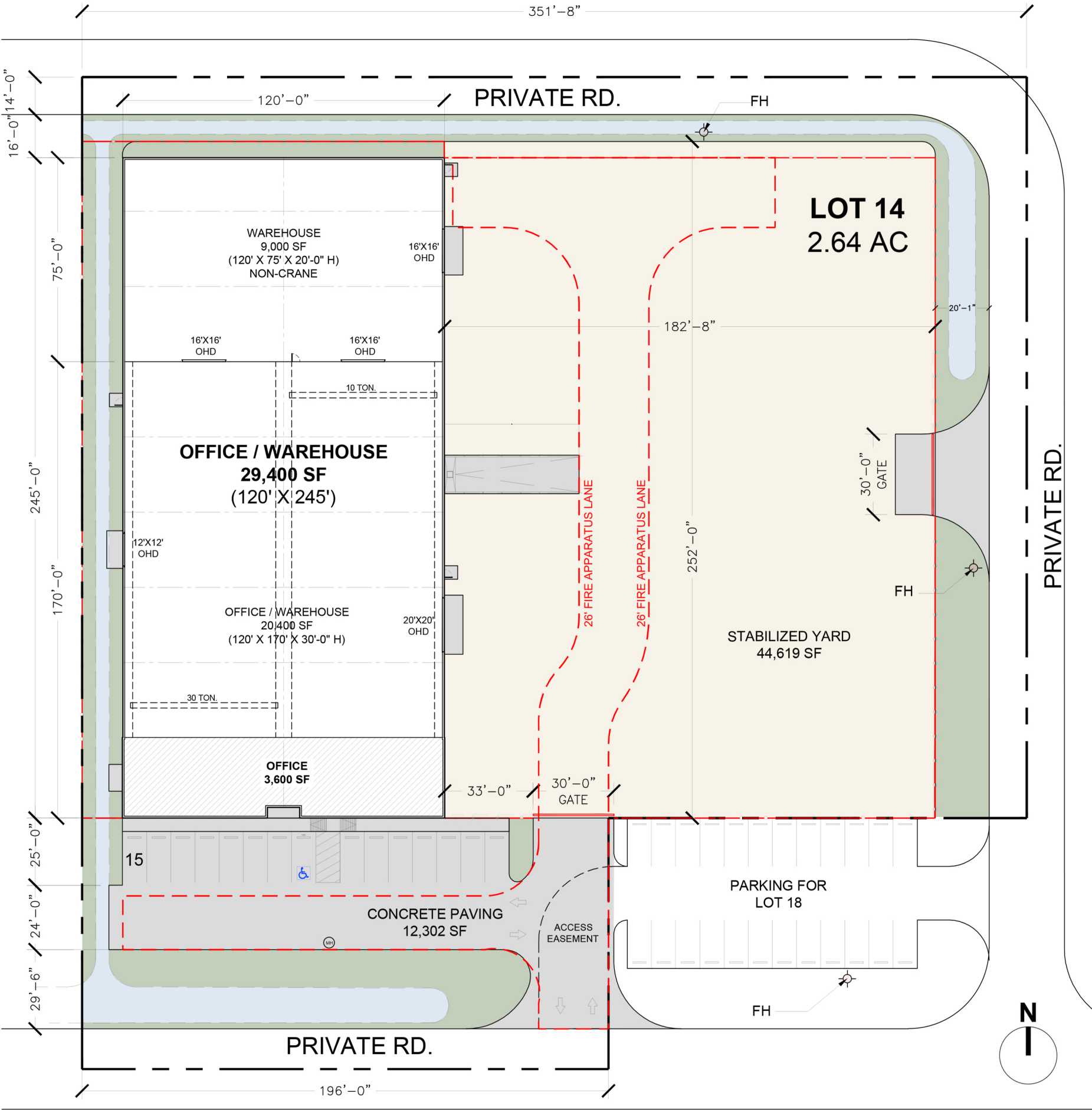


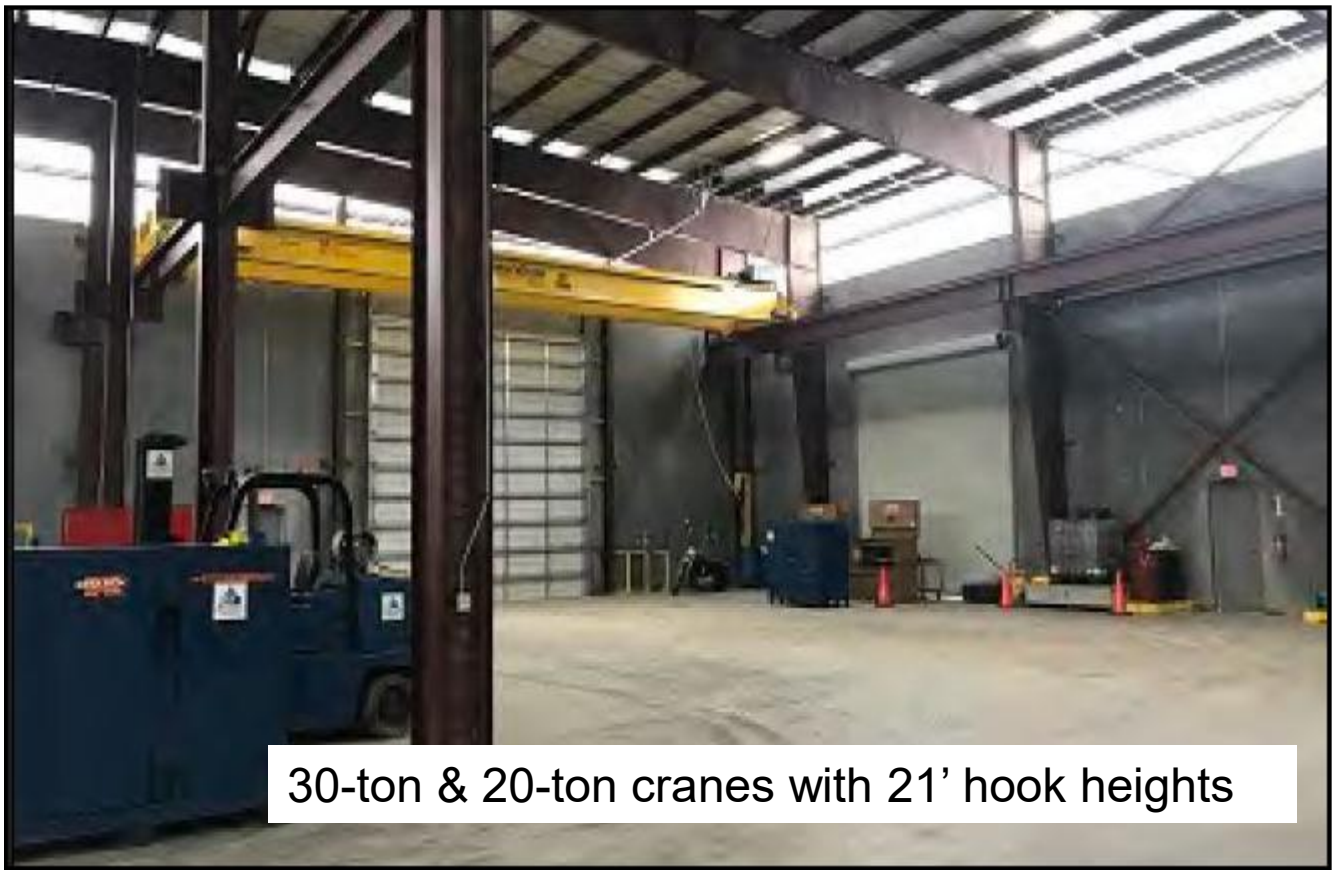
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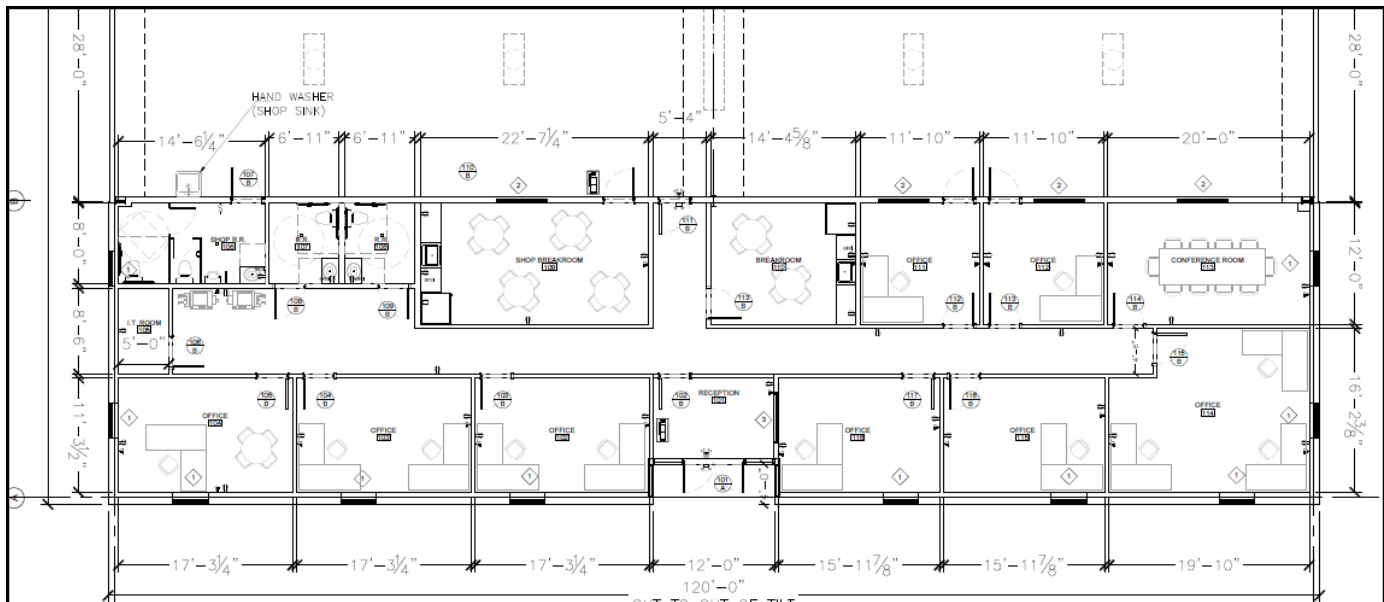
GRAND PARKWAY
INDUSTRIAL PARK
LOT 14 - 2.64 AC
23421 CLAY RD.
KATY, TX 77449

BUILDING FOOTPRINT:	29,400 SF
6" CONCRETE:	12,302 SF
STABILIZED YARD:	44,619 SF
PARKING SPACES:	15

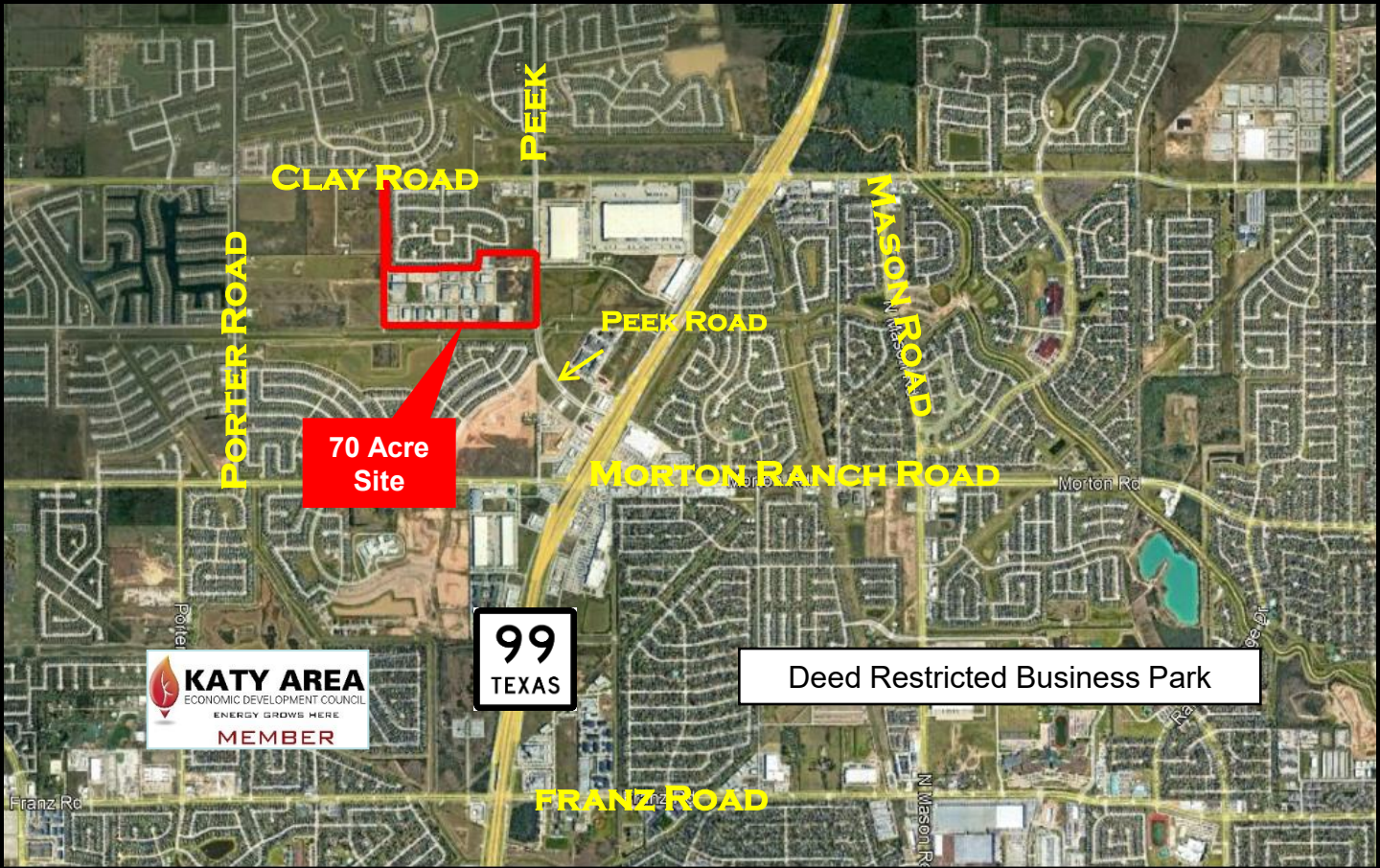




30-ton & 20-ton cranes with 21' hook heights



3,552 SF of Office



Clay Road

