

# 24,600 SF 20-ton Crane Ready Warehouse

Available

4<sup>th</sup> Qtr '24

3639 Peek Road (Lot 23) • Katy, TX 77493



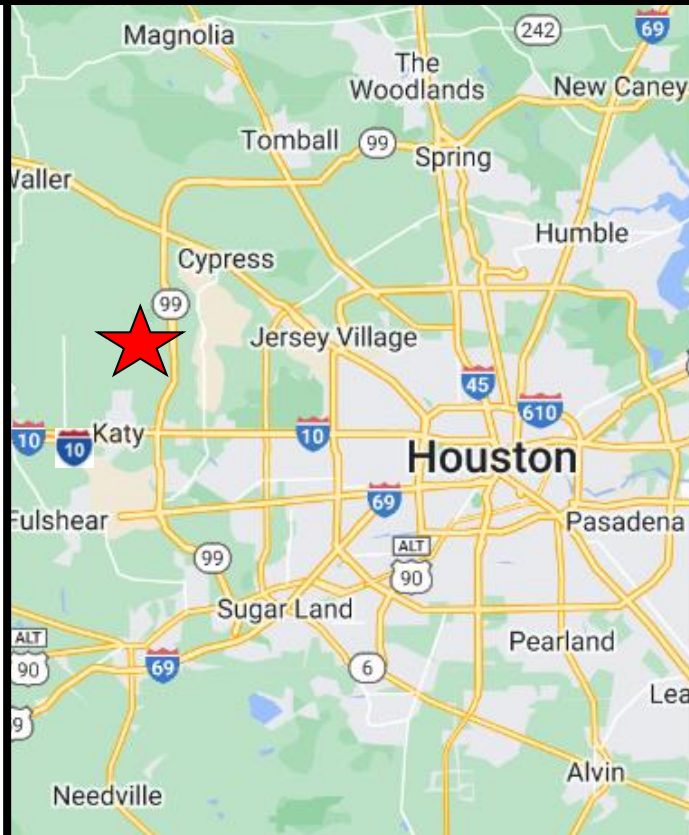
**For Lease Only: \$21,500 / month (\$.87/SF) NNN**

## Location:

- ½ mile west of Grand Parkway West
- 2½ mi. No. of I-10 • 11 mi So. of US 290
- Key Map 445K

## Features: (2024 Construction)

- 24,600 SF Office Whse with 10% office
- Tiltwall construction (120' X 205' X 30')
- 30' eave height; 25' column spacing
- Foreign Trade Zone Magnet (pending)
- Crane ready to 20-tons
- 400 Amps of 480V, 3-Phase power
- Can be sprinklered
- 3 roll up doors up to 16' X 16'
- 2.62 ac site, fenced with yard
- Low tax rate of \$.01754
- Deed restricted industrial park
- **OUTSIDE CITY LIMITS !!!**



**Capital Real Estate Commercial, Inc.**

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# CAPITAL REAL ESTATE

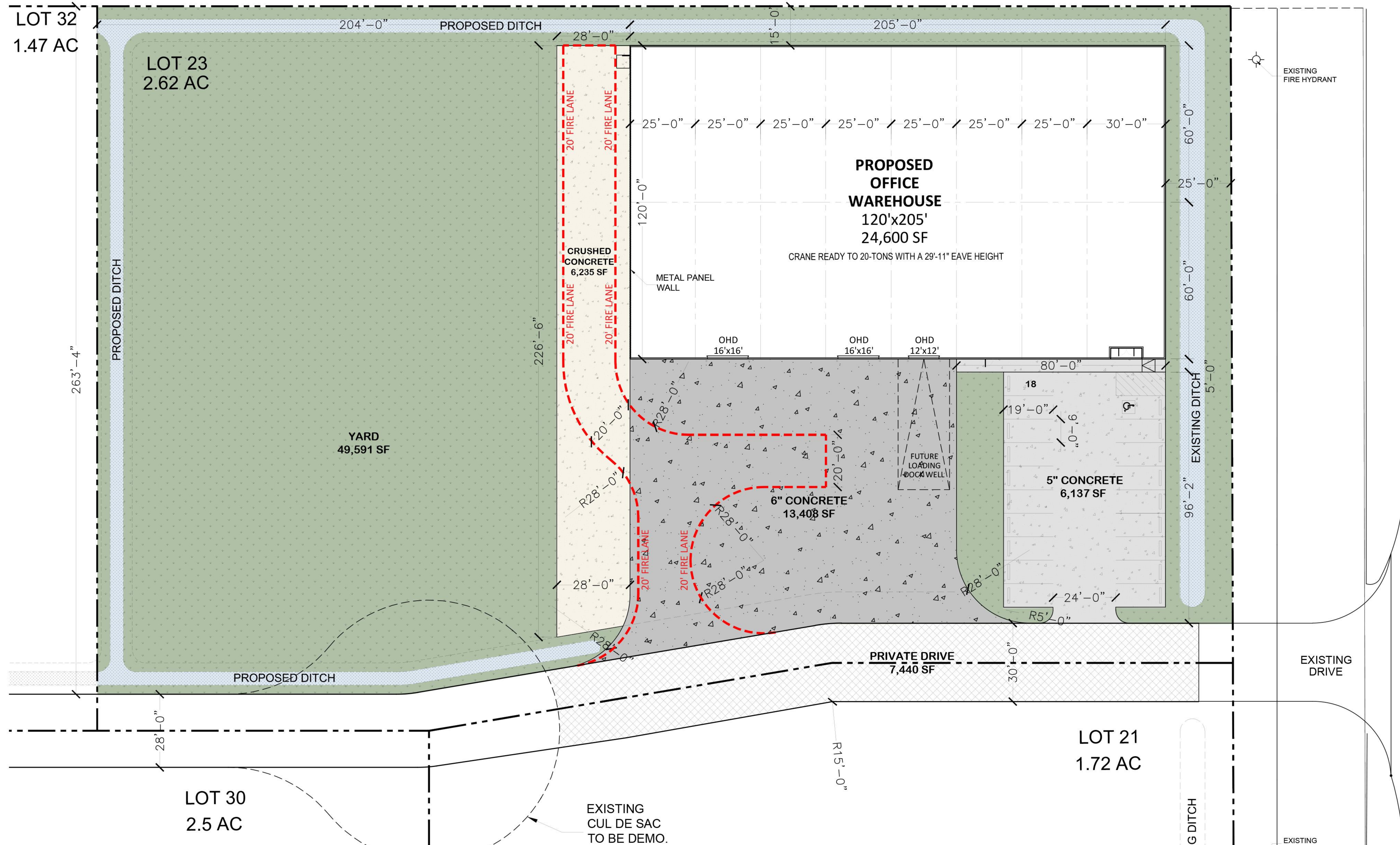
COMMERCIAL

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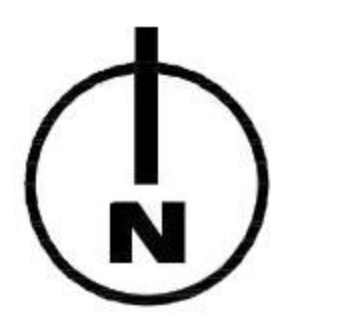
**SPEC. WAREHOUSE GPIP LOT 23**  
**3639 PEEK RD.,**  
**KATY, TX 77449**  
**LOT 23 - 2.62 AC**

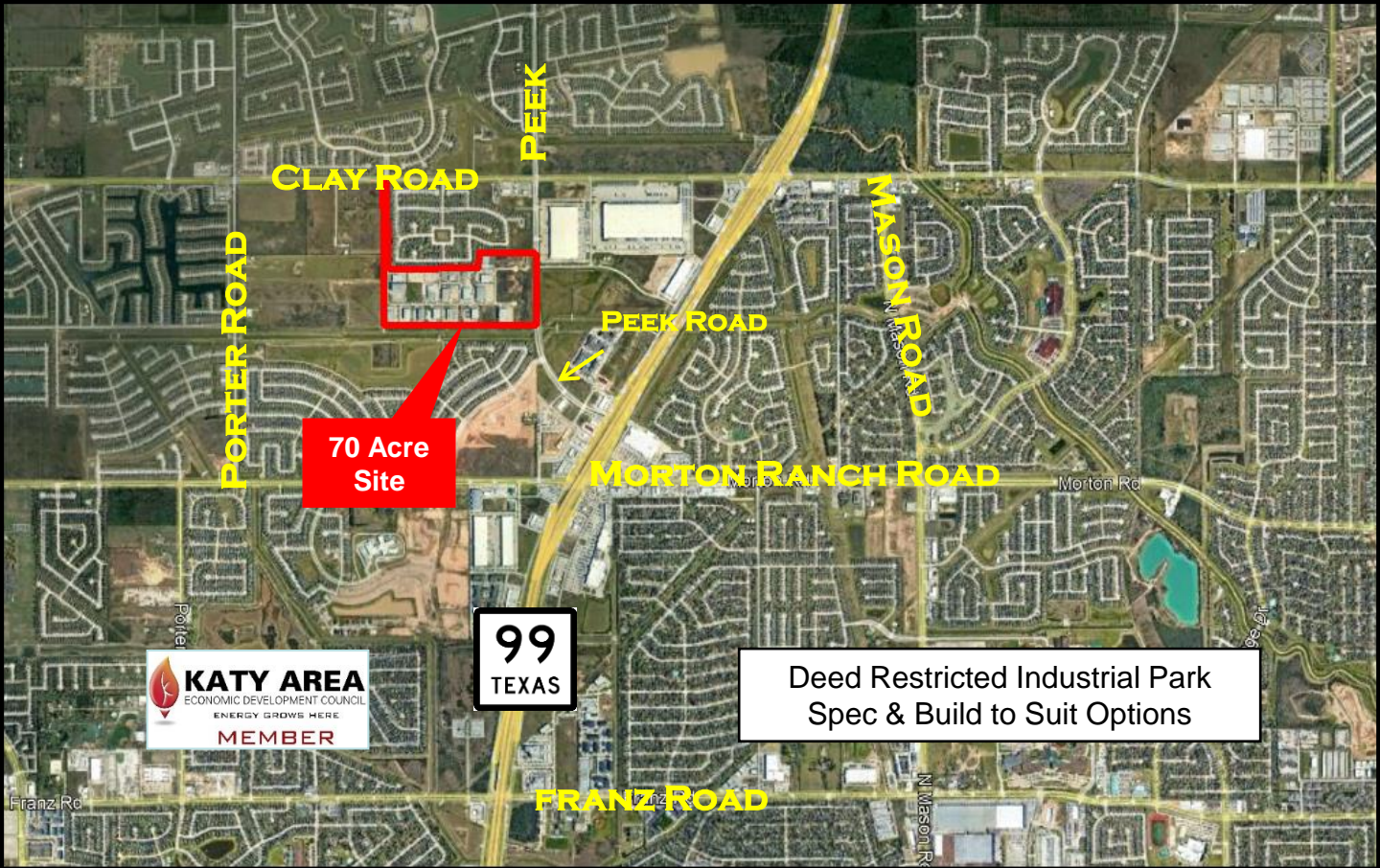
**BUILDING FOOTPRINT:**  
**5" CONCRETE PAVING**  
**6" CONCRETE PAVING**  
**CRUSHED CONCRETE:**  
**PARKING SPACES:**

**24,600 SF**  
**6,137 SF**  
**13,408 SF**  
**6,235 SF**  
**18**



PEEK ROAD





## Clay Road

