

# WAREHOUSES AT CLAY RD COMMERCE PARK

FOR SALE OR LEASE • KATY, TX 77449



## FOR SALE OR LEASE

- NEW TILT WALL CONSTRUCTION
- FREESTANDING BUILDINGS IN A MASTER PLANNED DEED RESTRICTED PARK
- OFFICE BUILT TO SUIT
- APPROXIMATELY 5 MINUTES TO I-10 VIA CLAY RD AND GRAND PKWY, LESS THAN 1.5 MILES EAST OF GRAND PKWY 99

### DOCK HIGH WAREHOUSES 13,500 TO 24,000 SF

- Dock high loading with ramps
- 24' clear height
- ESFR sprinkler system
- 120' truck aprons
- 400 amp electrical service

### GRADE LEVEL WAREHOUSES 5,500 TO 9,000 SF

- Grade level loading
- 18' clear height
- 200 amp electrical service



## CONTACT

**RIVES NOLEN**  
rnolen@insiterealty.com  
713.339.5316

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333



# WAREHOUSES AT CLAY RD COMMERCE PARK

## FOR SALE OR LEASE



## CONTACT

**RIVES NOLEN**  
 rnolen@insiterealty.com  
 713.339.5316

**STEVE HAZEL**  
 shazel@insiterealty.com  
 713.339.5317

**JOHN STAVINOHA**  
 jstavinoha@insiterealty.com  
 713.339.5333



The information contained herein was obtained from sources believed reliable; however, InSite Realty Partners, L.P. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without written notice.

# WAREHOUSES AT CLAY RD COMMERCE PARK

## FOR SALE OR LEASE

### DOCK HIGH WAREHOUSES

13,500 TO 24,000 SF • SHELL COMPLETE

**BUILDING 4 (SHELL)**  
 20438 WESTFIELD  
 COMMERCE DR  
 13,500 SF (1.02 AC)  
 SALE PRICE: \$1,417,500  
 (\$105/SF)  
 LEASE RATE: \$0.80/SF NNN

**BUILDING 3 (SHELL)**  
 20440 WESTFIELD  
 COMMERCE DR  
 15,000 SF (0.99 AC)  
 SALE PRICE: \$1,560,000  
 (\$104/SF)  
 LEASE RATE: \$0.80/SF NNN

**BUILDING 2 (SHELL)**  
 20442 WESTFIELD  
 COMMERCE DR  
 16,500 SF (1.07 AC)  
 SALE PRICE: \$1,683,000  
 (\$102/SF)  
 LEASE RATE: \$0.78/SF NNN

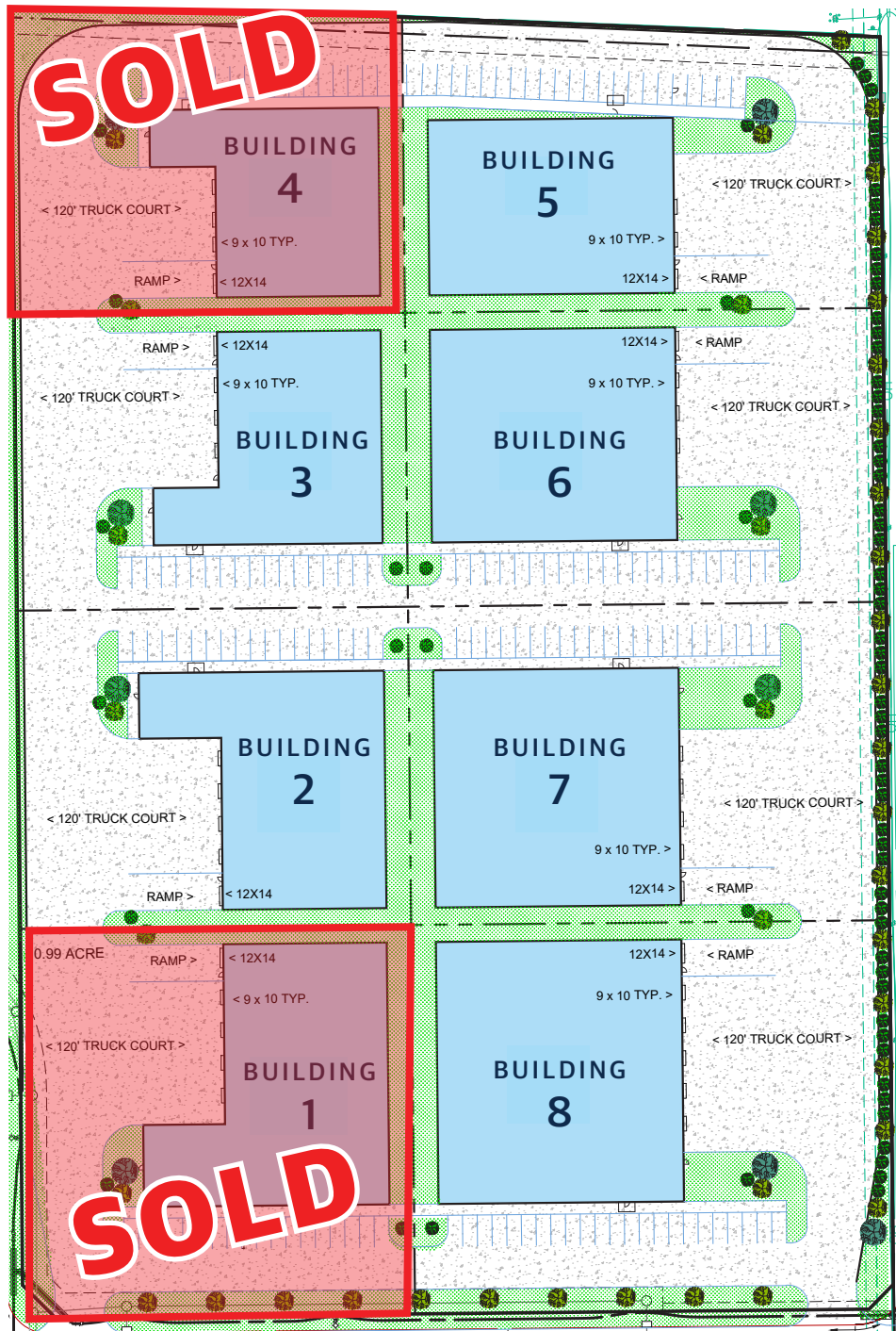
**BUILDING 1 (SHELL)**  
 20444 WESTFIELD  
 COMMERCE DR  
 18,500 SF (1.30 AC)  
 SALE PRICE: \$1,850,000  
 (\$100/SF)  
 LEASE RATE: \$0.78/SF NNN

**BUILDING 5 (SHELL)**  
 20436 WESTFIELD  
 COMMERCE DR  
 16,050 SF (1.16 AC)  
 SALE PRICE: \$1,637,100  
 (\$102/SF)  
 LEASE RATE: \$0.78/SF NNN

**BUILDING 6 (SHELL)**  
 20434 WESTFIELD  
 COMMERCE DR  
 19,500 SF (1.20 AC)  
 SALE PRICE: \$1,930,500  
 (\$99/SF)  
 LEASE RATE: \$0.78/SF NNN

**BUILDING 7 (SHELL)**  
 20432 WESTFIELD  
 COMMERCE DR  
 21,750 SF (1.31 AC)  
 SALE PRICE: \$2,153,250  
 (\$99/SF)  
 LEASE RATE: \$0.78/SF NNN

**BUILDING 8 (SHELL)**  
 20430 WESTFIELD  
 COMMERCE DR  
 24,000 SF (1.59 AC)  
 SALE PRICE: \$2,352,000  
 (\$98/SF)  
 LEASE RATE: \$0.76/SF NNN



WESTFIELD COMMERCE DR

## CONTACT

**RIVES NOLEN**  
 rnolen@insiterealty.com  
 713.339.5316

**STEVE HAZEL**  
 shazel@insiterealty.com  
 713.339.5317

**JOHN STAVINOHA**  
 jstavinoha@insiterealty.com  
 713.339.5333



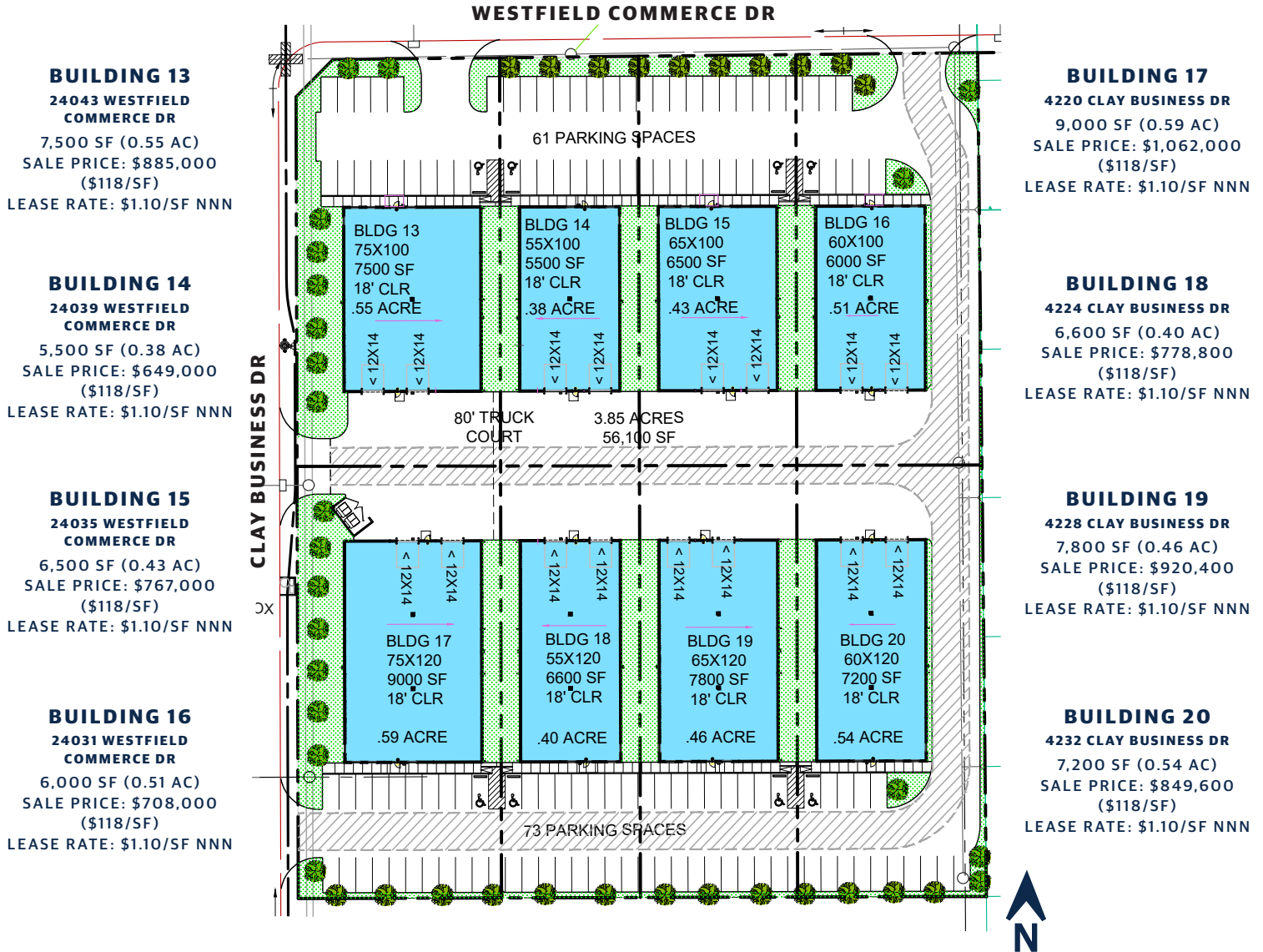
The information contained herein was obtained from sources believed reliable; however, InSite Realty Partners, L.P. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without written notice.

# WAREHOUSES AT CLAY RD COMMERCE PARK

## FOR SALE OR LEASE

### GRADE LEVEL WAREHOUSES

5,500 TO 9,000 SF • COMING EARLY SUMMER 2020



## CONTACT

**RIVES NOLEN**  
rnolen@insiterealty.com  
713.339.5316

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333



The information contained herein was obtained from sources believed reliable; however, InSite Realty Partners, L.P. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without written notice.