

PHASE II
WEST TEN
BUSINESS PARK

238,000 SQUARE FEET

NEW CLASS A BUILDING FOR SALE OR LEASE

UNPARALLELED VISIBILITY AND ACCESS TO INTERSTATE 10



CLASS A OFFICE | SHOWROOM | DISTRIBUTION SPACE FOR SALE OR LEASE
28420 WEST TEN BOULEVARD | KATY, TEXAS

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 **TRANSWESTERN®**

WEST TEN PHASE II

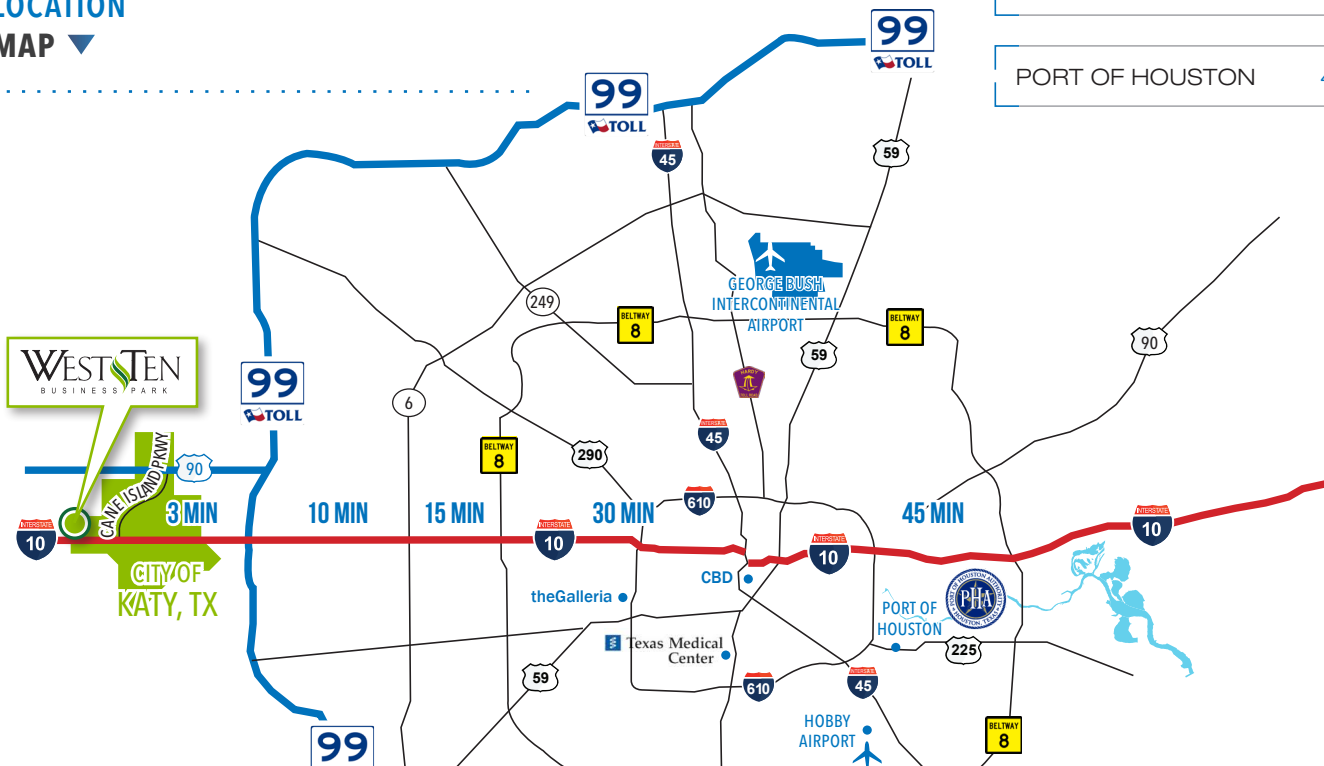
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THE BEST LOCATION IN THE WEST ▼

- West Ten Business Park is the premier west side master-planned business park and Building 3 will provide Tenants the strategic advantage of being in a building at **the most prominent location in the park with unparalleled visibility, signage** and direct access to Interstate 10
- New Class A State-of-the-Art office/showroom/distribution facility with **prominent glass entries provides Tenants a strong corporate identity** and productive working environment
- Shallow cross dock design (340') with ample parking can **accommodate a wide variety of users** and provides maximum loading doors or room for trailer storage
- Adjacent land to meet expansion needs or a Build-to-Suit.** Large institutional owner-sponsor can move quickly to meet needs
- Many large national companies are located within or in close proximity to the park.** These users include: Igloo, Amazon, Medline, Rooms to Go, Pepperl-Fuchs and Goya Foods

LOCATION MAP ▼



STRATEGIC REGIONAL LOCATION

2.00 HOURS AUSTIN	2.25 HOURS SAN ANTONIO	4.00 HOURS DALLAS
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MAJOR ACCESS POINTS

GRAND PARKWAY (99)	3 MIN
HIGHWAY 6	10 MIN
BELTWAY 8	15 MIN
GEORGE BUSH IAH	45 MIN
HOBBY AIRPORT	50 MIN
DOWNTOWN	40 MIN
PORT OF HOUSTON	45 MIN

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THE INTERSTATE ADVANTAGE

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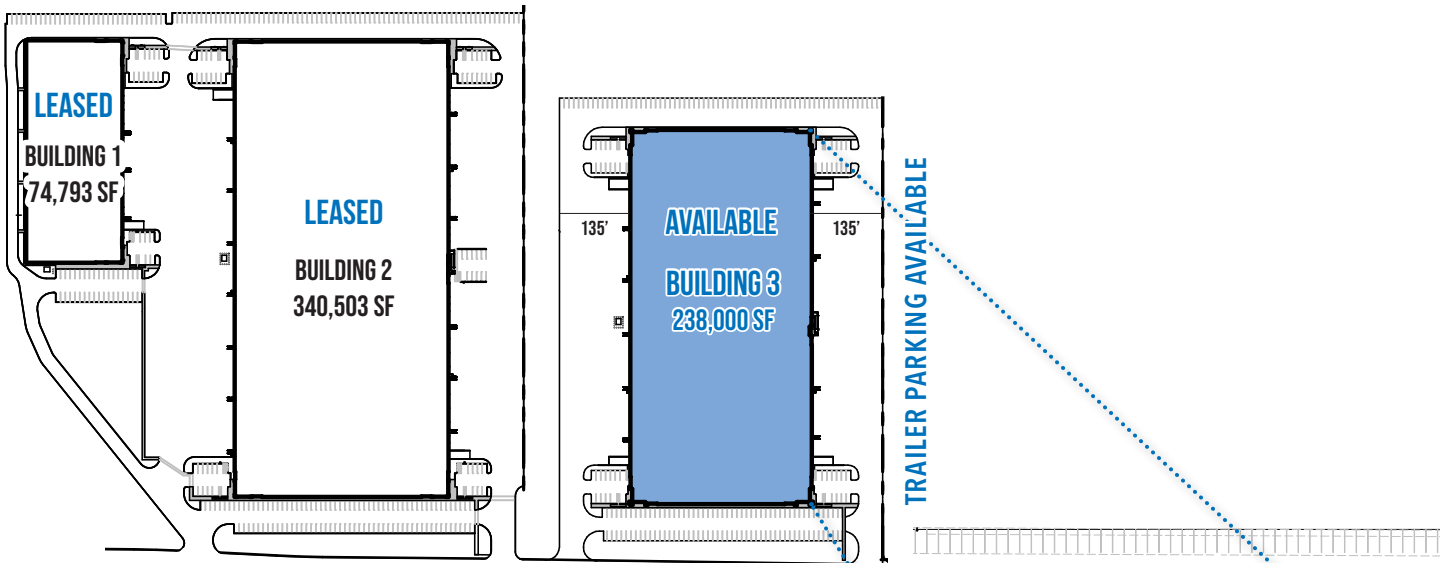
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UNIQUE PROJECT BENEFITS ▼

- Cross-dock
- 135' Truck aprons
- 55' x 52' Column spacing
- ESFR sprinkler
- 32' Clear height
- 84 Dock doors
- 4 Oversized doors with drive-in ramp
- 60' Speed bay
- Abundant parking
- Trailer parking available

