

WAREHOUSES AT CLAY RD COMMERCE PARK

FOR SALE OR LEASE • KATY, TX 77449

FOR SALE OR LEASE



VIRTUAL TOUR

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 (SHELL COMPLETE) BLDG 1 - 8 • 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 BLDG 11 • 5,200 SF (UNDER CONTRACT)

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



CONTACT

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713.339.5317

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713.339.5333



WAREHOUSES AT CLAY RD COMMERCE PARK

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GRADE LEVEL WAREHOUSE

UNDER CONTRACT

**BLDG 11 • 5,200 SF
SHELL COMPLETE**

20452 WESTFIELD COMMERCE DR

SALE PRICE: \$598,000

LEASE RATE: \$1.00/SF NNN

BLDG 11 • 5,200 SF • 20452 WESTFIELD COMMERCE DR

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WAREHOUSES AT CLAY RD COMMERCE PARK

FOR SALE OR LEASE

DOCK HIGH WAREHOUSES

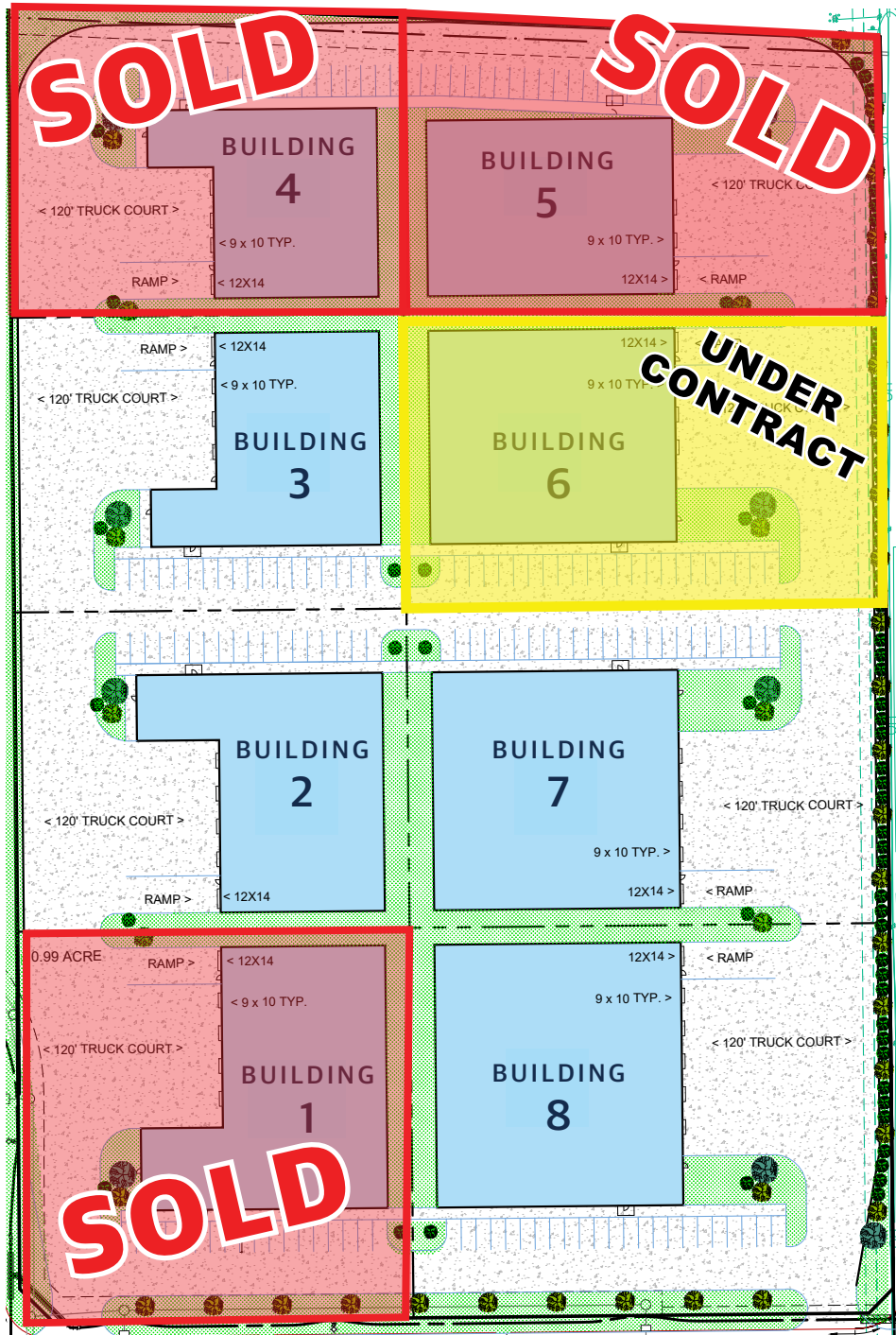
13,500 TO 24,000 SF • SHELL COMPLETE

- SOLD -
BLDG 4 • 13,500 SF
 20438 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,417,500
 LEASE RATE: \$0.80/SF NNN

BLDG 3 • 15,000 SF
 20440 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,485,000
 LEASE RATE: \$0.80/SF NNN

BLDG 2 • 16,500 SF
 20442 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,625,000
 LEASE RATE: \$0.78/SF NNN

- SOLD -
BLDG 1 • 18,500 SF
 20444 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,850,000
 LEASE RATE: \$0.78/SF NNN



- SOLD -
BLDG 5 • 16,050 SF
 20436 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,575,000
 LEASE RATE: \$0.78/SF NNN

BLDG 6 • 19,500 SF
 20434 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,900,000
 LEASE RATE: \$0.78/SF NNN

BLDG 7 • 21,750 SF
 20432 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$2,110,000
 LEASE RATE: \$0.78/SF NNN

BLDG 8 • 24,000 SF
 20430 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$2,325,000
 LEASE RATE: \$0.76/SF NNN

WESTFIELD COMMERCE DR

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