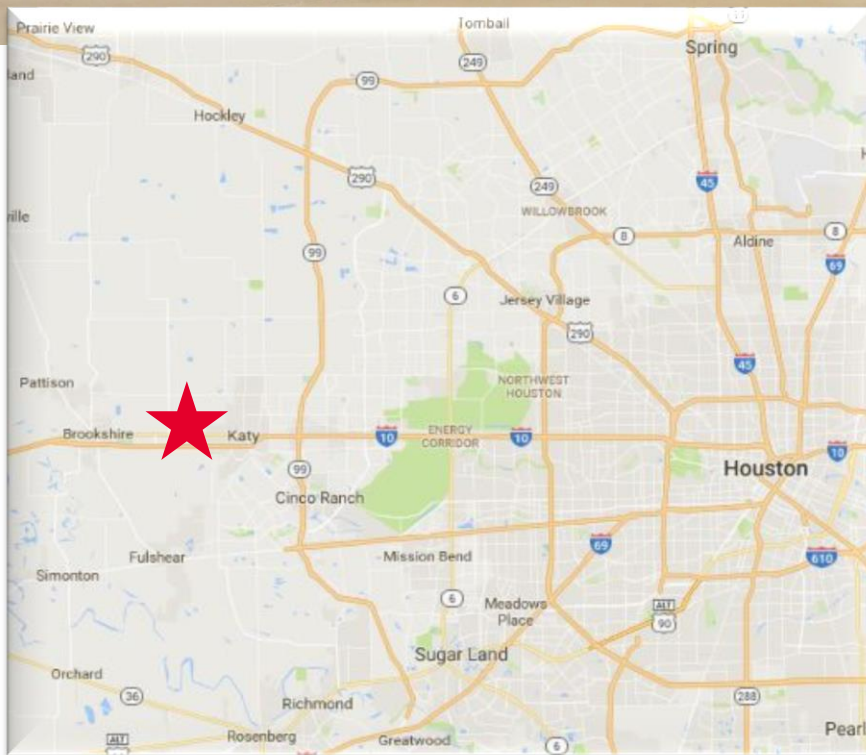


WEST TEN INDUSTRIAL PARK

7828 & 7817 COLUMBIA DRIVE
KATY, TX 77494



2 NEW BUILDINGS IN WEST TEN INDUSTRIAL PARK UNDER CONSTRUCTION | FOR SALE OR LEASE



Property Highlights

- 7828 Columbia Drive – ±16,800 SF on 1.51 AC
- 7817 Columbia Drive – ±21,000 SF on 1.40 AC
- BTS Office – Allowance for 10% Finish
- Grade-level with dock wells
- 20-Ton Crane Capacity with 20' Hook Height
- 28' Eave Height
- Outside Storage Available
- Regional Detention Provided
- Direct access to Highway 90 and Interstate 10
- Lease Rate: \$0.75/SF/Mo NNN
- Sales Price: \$94.00 PSF

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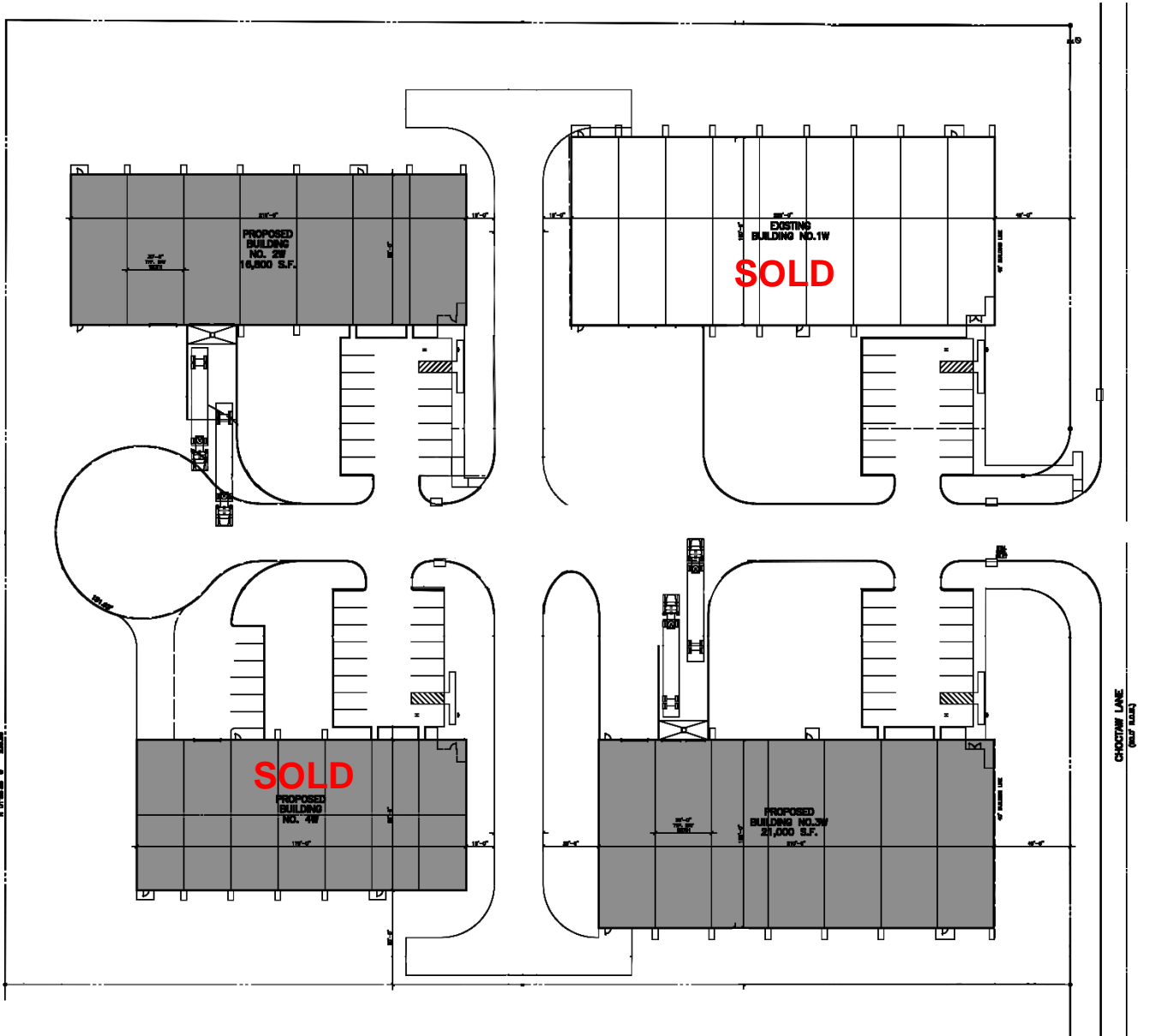
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Houston, TX 77056
713 877 1700

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FOR SALE OR LEASE



▲ SITE PLAN
1" = 20'-0"

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VIGAVI 

 Parkside Capital

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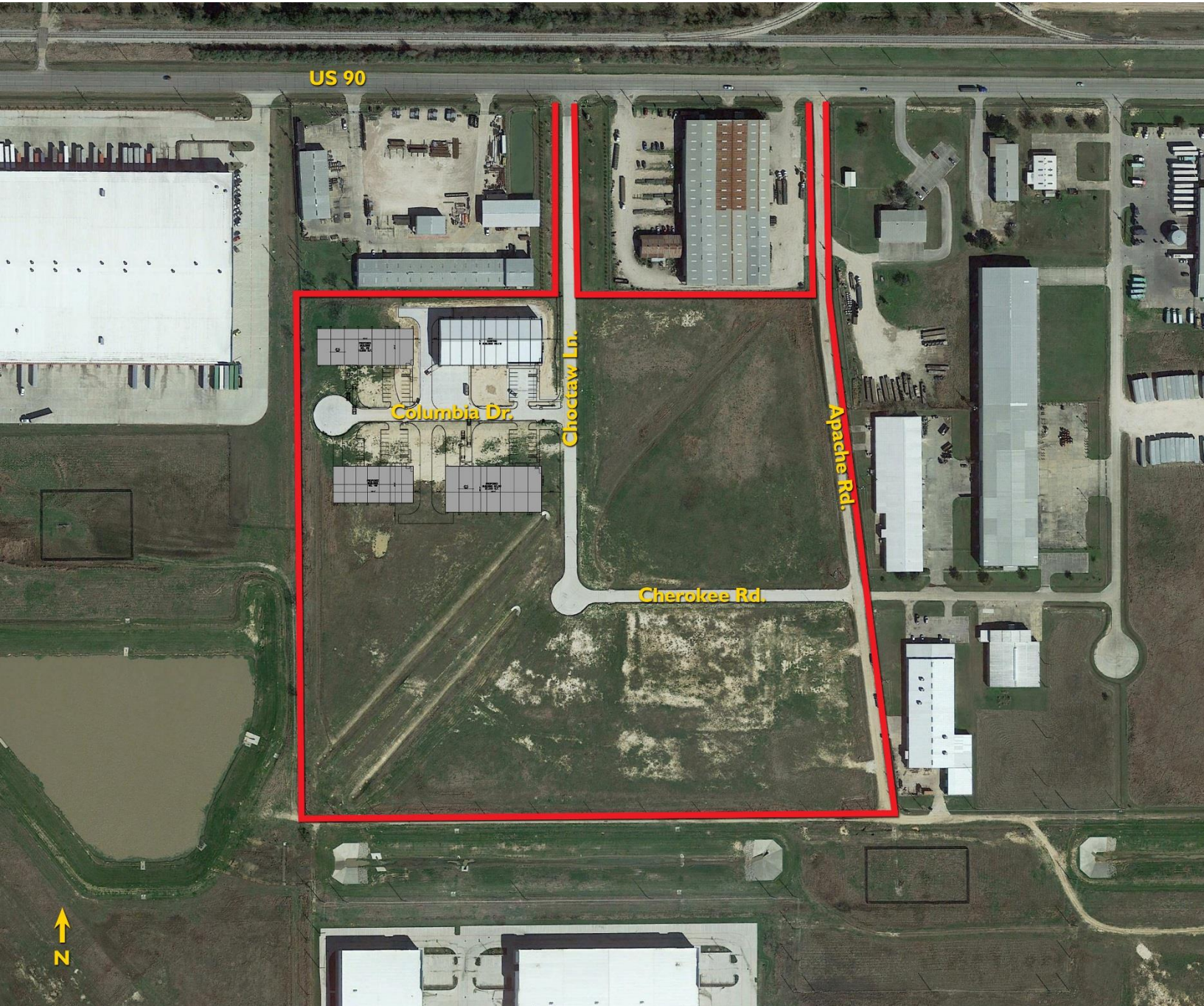
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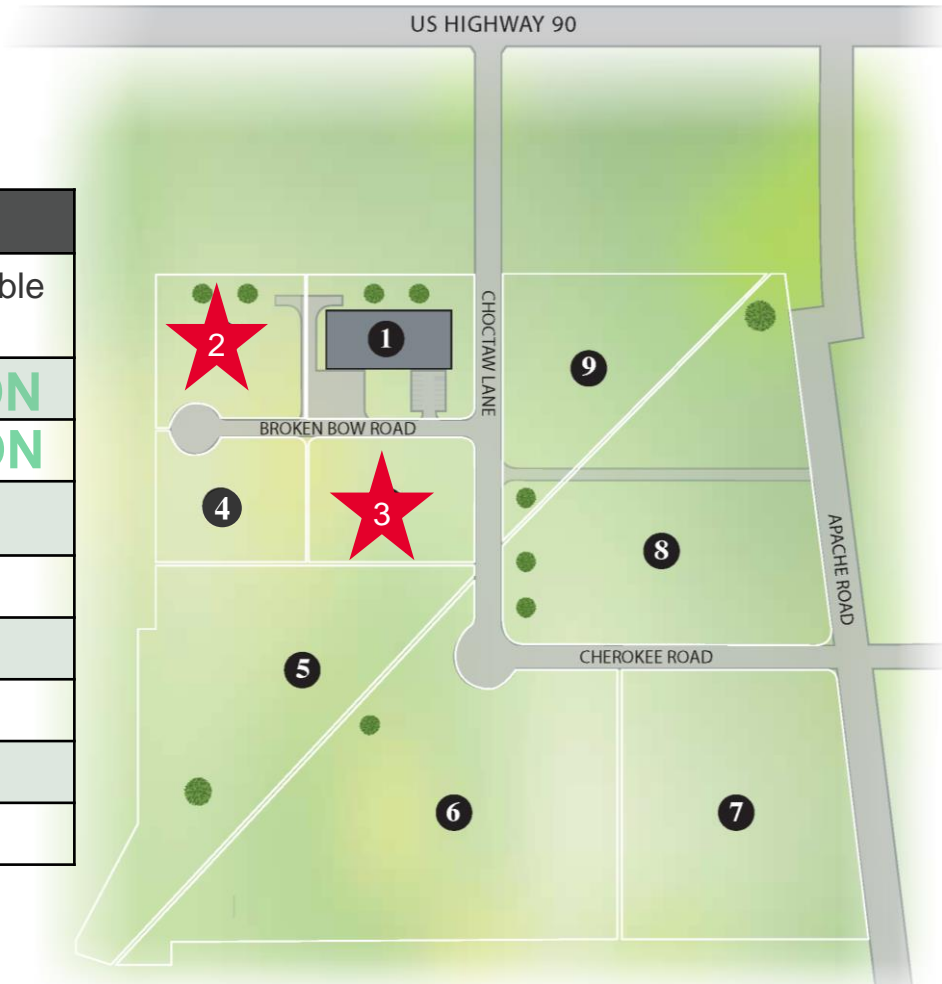
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FOR SALE OR LEASE



LOT	ACERAGE	PRICE PSF
1	1.60	Building Available \$2,050,000
2	1.51	\$6.50
3	1.40	\$6.50
4	1.56	\$6.50
5	4.94	\$3.85
6	7.02	\$4.00
7	4.79	\$4.50
8	4.53	\$5.00
9	3.36	\$4.25



Park Features

- 35-Acre Master-Planned Industrial Park
- Shovel Ready Sites Available For Sale or Build-to-Suit
- Sites Available from ±1.5 - ±16.5 Acres
- Cane Island Parkway / I-10 Interchange Now Complete
- Tax Incentive Program
- Construction Management
- City of Katy Utilities
- Centerpoint Gas and Electronic
- Regional Detention Provided Off-Site

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