

# First Grand Parkway Commerce Center

SWQ of Grand Parkway & Morton Ranch Rd.  
Katy, Texas

## TWO REAR LOAD DISTRIBUTION BUILDINGS FOR LEASE



### 173,045 SF & 198,905 SF AVAILABLE

## WEST HOUSTON'S NEWEST DEVELOPMENT

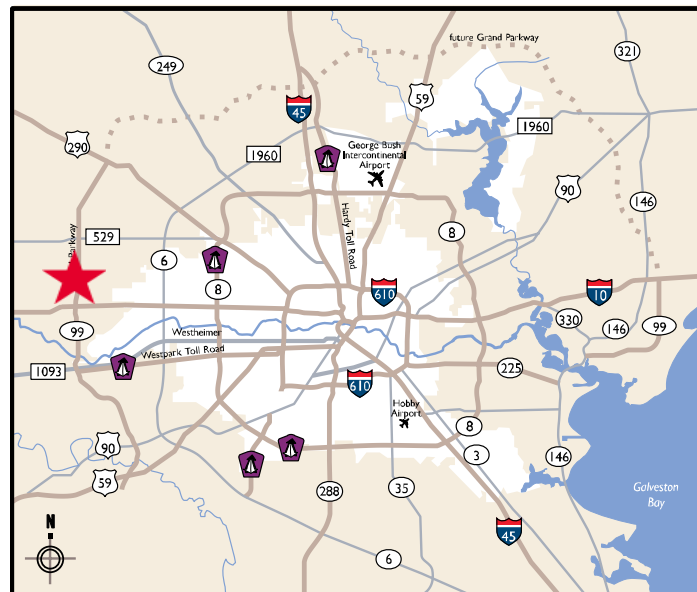
NEW CONSTRUCTION • GREAT VISIBILITY • DIRECT ACCESS TO HWY 99

### BUILDING 1

- 173,045 SF - divisible
- 301 parking spaces (expandable up to 365)
- 130' truck court
- 46'-8" x 52' column spacing (60' speed bay)
- 32' clear height

### BUILDING 2

- 198,905 SF - divisible
- 310 parking spaces
- 130' truck court
- 56'-8" x 52' column spacing (60' speed bay)
- 32' clear height



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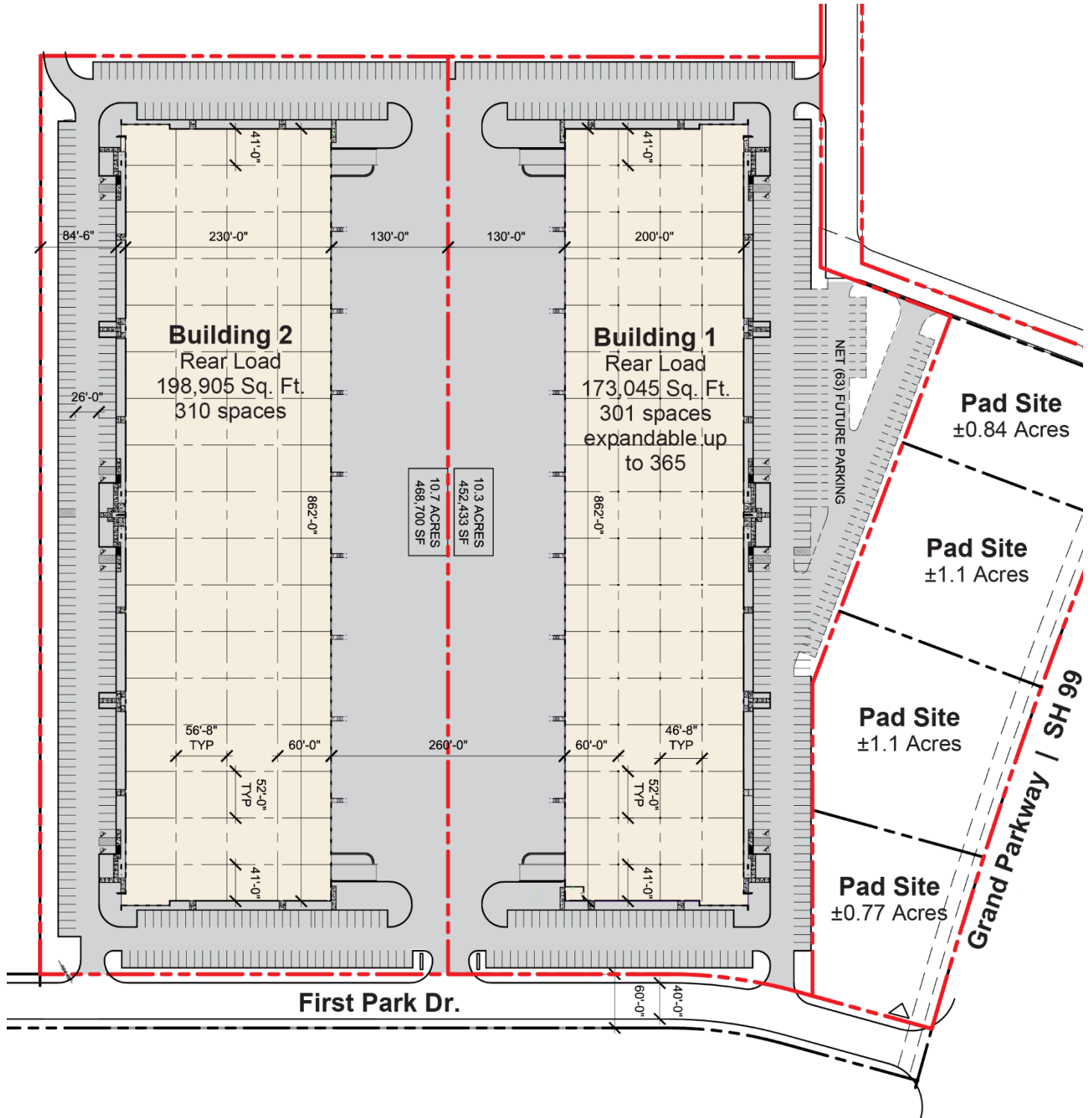
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FOR LEASE – REAR LOAD

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FOR LEASE - REAR LOAD

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