

# MASON CREEK BUSINESS CENTER

21401 PARK ROW DRIVE | BUILDING 3 - SUITE 340 | KATY, TX, 77449

# 18,225 SF

INDUSTRIAL SPACE FOR LEASE



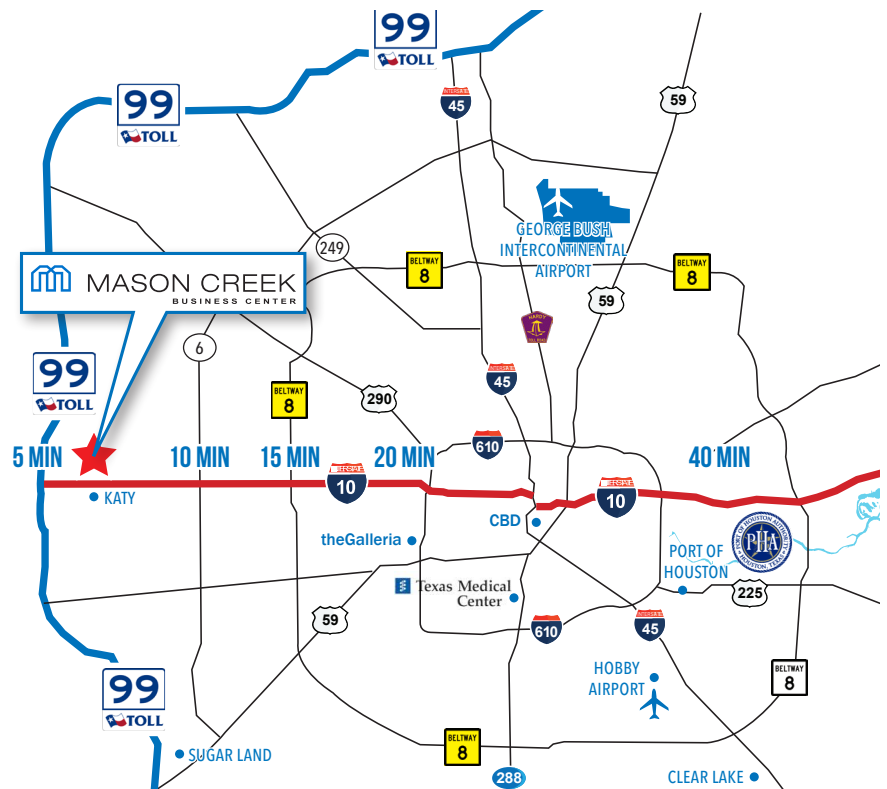
A project of

**LINK**  
INDUSTRIAL

**MASON CREEK**

## Property Features

- **18,225 SF** available for lease  
Office: 4,008 SF | Warehouse: 14,217 SF
- Located just north of I-10 (Katy Freeway) off Mason Road at Park Row Drive
- **Class "A"** office/warehouse project in master planned deed restricted park
- Close proximity and excellent access to I-10 and convenient access to the Grand Parkway
- Multiple fiber optic providers in the area
- Individual glass storefronts with 24/7 access
- ESFR sprinkler
- High parking ratio



**TRANSWESTERN**<sup>®</sup>  
FOR MORE INFORMATION:

**BRIAN GAMMILL**  
713.270.3321  
brian.gammill@transwestern.com

**DARRYL NOON**  
713.270.3325  
darryl.noon@transwestern.com

**JUDE FILIPPONE**  
713.270.3318  
jude.filippone@transwestern.com

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Aerial Map



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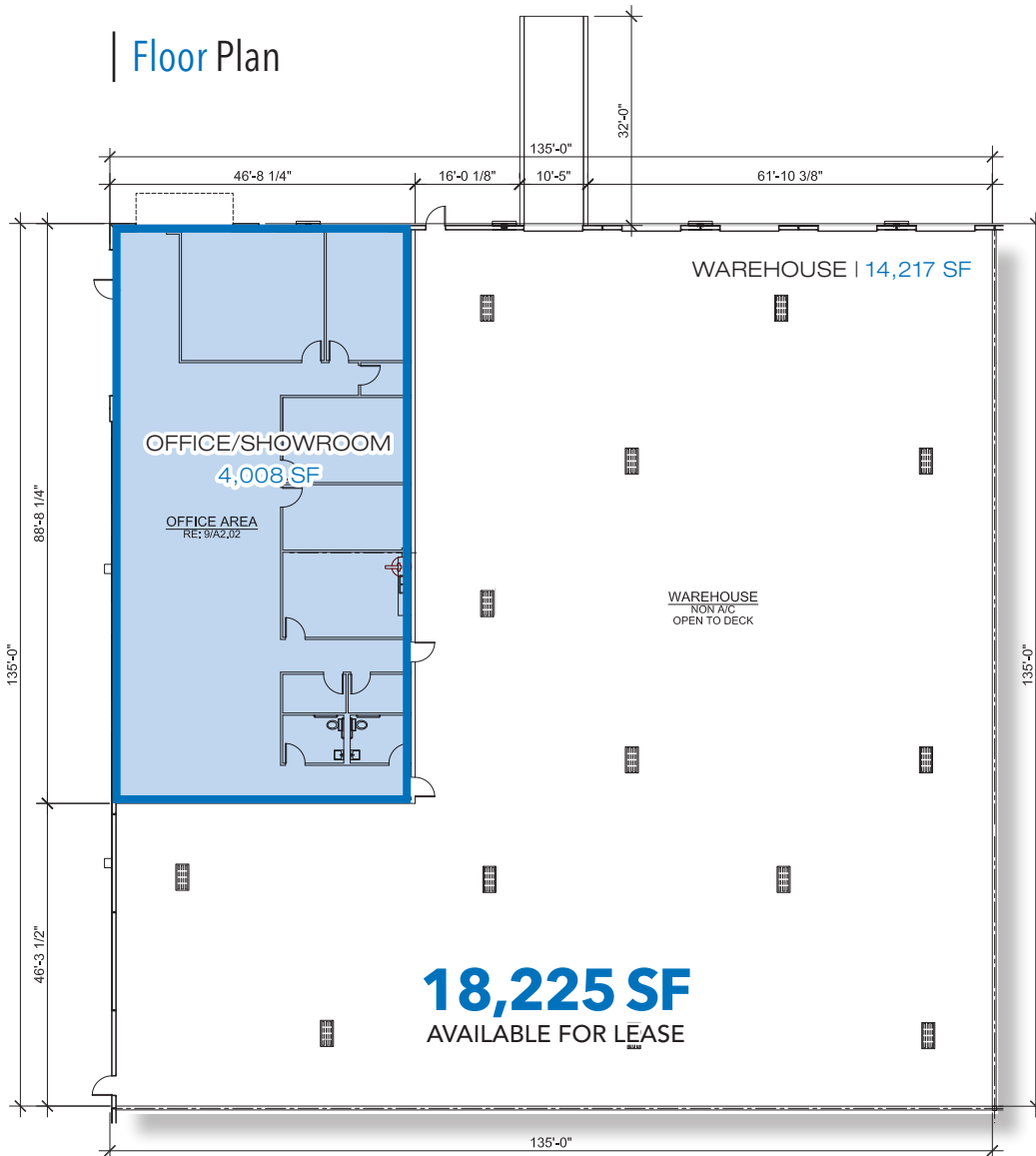
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## Floor Plan



## Building Highlights

### AVAILABLE SQUARE FEET

- Corner space
- Total Available: 18,225 SF
- Office/Showroom: 4,008 SF
- Warehouse: 14,217 SF

### LOADING

- 5 Overhead doors
- Dock high loading

### BUILDING DEPTH

- 135'

### CLEAR HEIGHT

- 28' Clear

### FIRE PROTECTION

- Fully sprinklered, ESFR

### COLUMN SPACING

- 42.5' x 45'

### STAGING AREA

- 50'

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