

# CLAY RD COMMERCE PARK BLDG 3

20440 WESTFIELD COMMERCE DR | KATY, TX 77449



**VIRTUAL TOUR**

## FOR SALE OR LEASE

- **SALE PRICE: \$1,485,000 (SHELL BLDG ONLY)**
- **LEASE RATE: \$0.80 PSF PER MONTH NNN**
- DOCK HIGH LOADING
- 3 DOCK DOORS, 1 RAMP
- 24' CLEAR HEIGHT
- 400 AMP ELECTRICAL SERVICE
- 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



## CONTACT

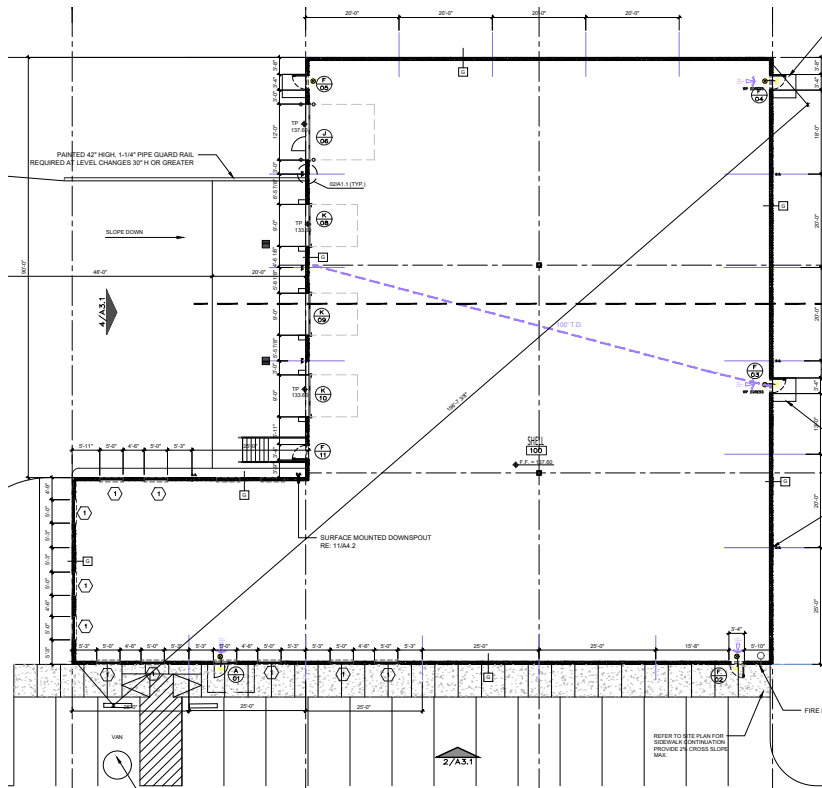
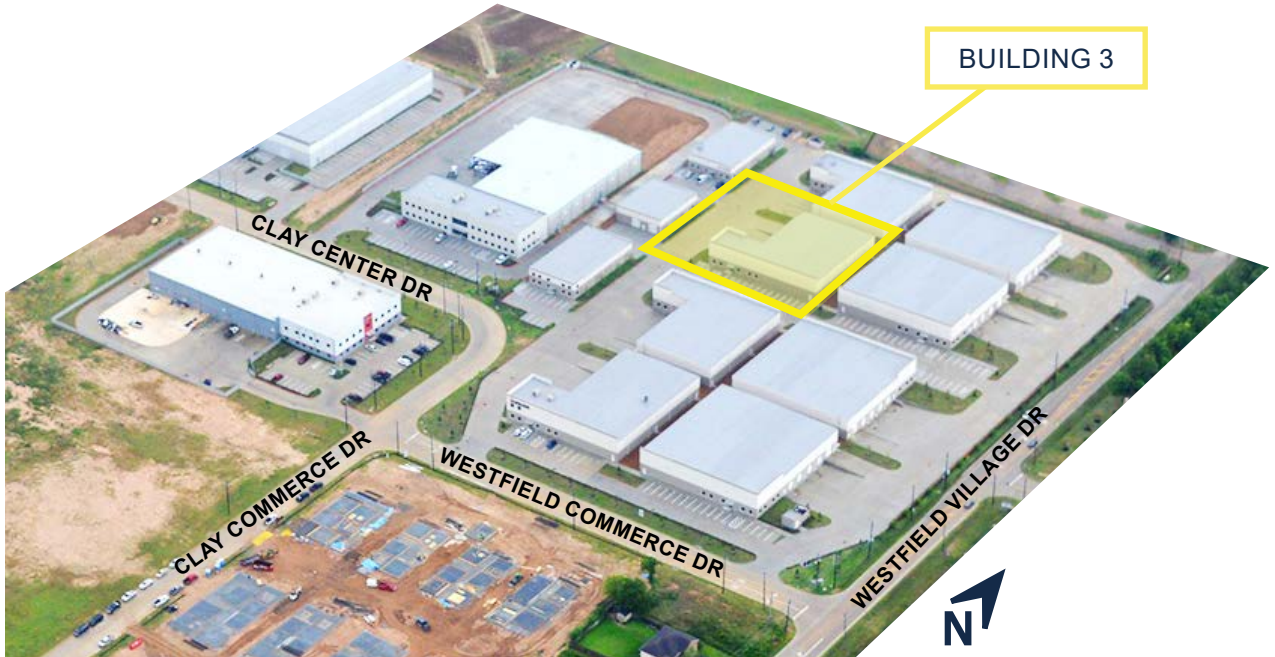
**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

**INSITE**

# CLAY RD COMMERCE PARK BLDG 3

20440 WESTFIELD COMMERCE DR | KATY, TX 77449



**BUILDING 3**  
15,000 SF

## CONTACT

**STEVE HAZEL**  
shazel@insiterealty.com  
713.339.5317

**JOHN STAVINOHA**  
jstavinoha@insiterealty.com  
713.339.5333

