

# WAREHOUSES AT CLAY RD COMMERCE PARK

FOR SALE OR LEASE • KATY, TX 77449



## 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) BLDGS 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 (SHELL COMPLETE) BLDGS 13 - 20 • 5,500 TO 9,000 SF (COMING JULY 2020)

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



## CONTACT

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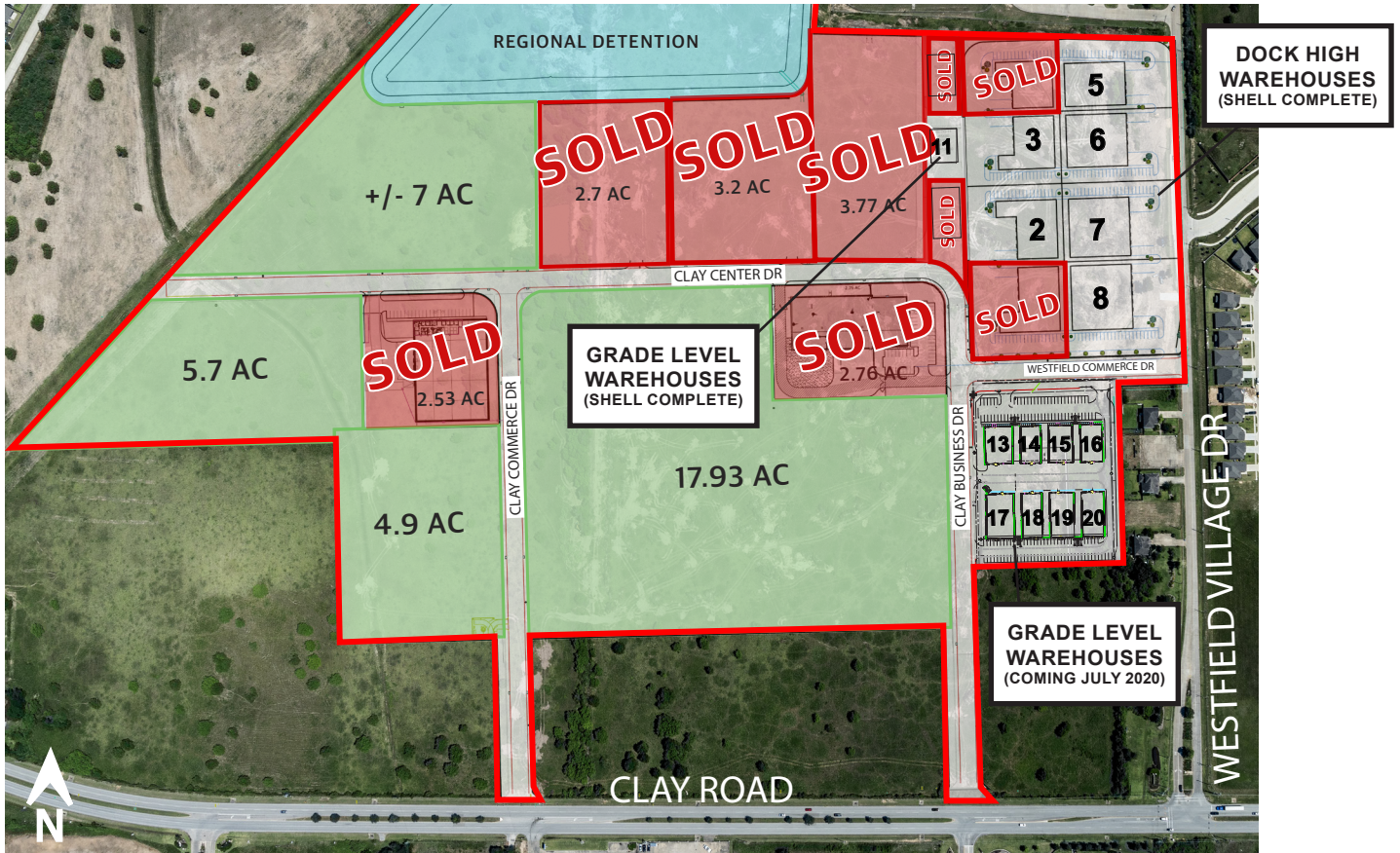
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**INSITE**

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### DOCK HIGH WAREHOUSES

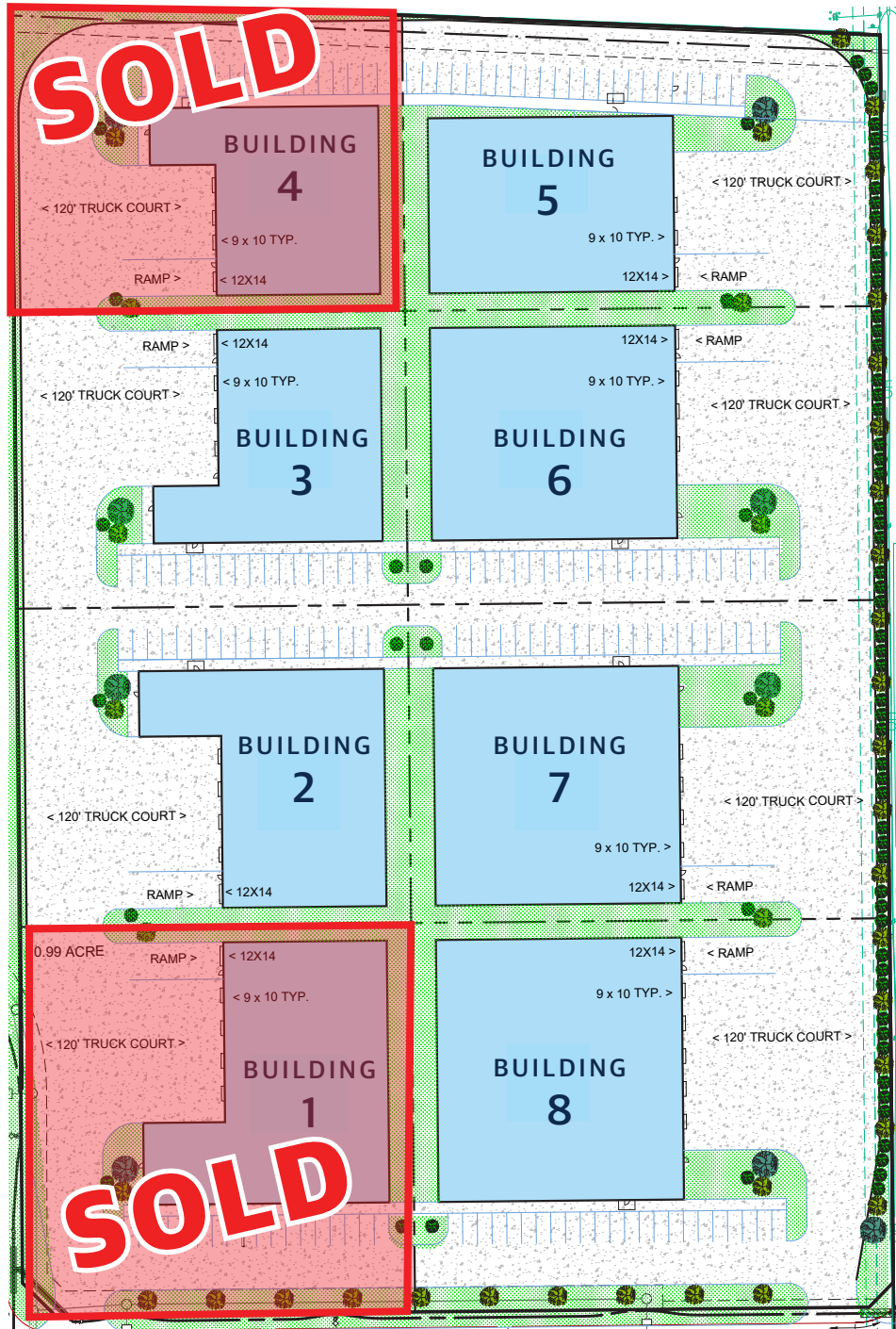
13,500 TO 24,000 SF • SHELL COMPLETE

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

**BLDG 3 • 15,000 SF**  
 (SHELL)  
 20440 WESTFIELD  
 COMMERCE DR  
 SALE PRICE: \$1,560,000  
 LEASE RATE: \$0.80/SF NNN

**BLDG 2 • 16,500 SF**  
 (SHELL)  
 20442 WESTFIELD  
 COMMERCE DR  
 SALE PRICE: \$1,683,000  
 LEASE RATE: \$0.78/SF NNN

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



**BLDG 5 • 16,050 SF**  
 (SHELL)  
 20436 WESTFIELD  
 COMMERCE DR  
 SALE PRICE: \$1,637,100  
 LEASE RATE: \$0.78/SF NNN

**BLDG 6 • 19,500 SF**  
 (SHELL)  
 20434 WESTFIELD  
 COMMERCE DR  
 SALE PRICE: \$1,930,500  
 LEASE RATE: \$0.78/SF NNN

**BLDG 7 • 21,750 SF**  
 (SHELL)  
 20432 WESTFIELD  
 COMMERCE DR  
 SALE PRICE: \$2,153,250  
 LEASE RATE: \$0.78/SF NNN

**BLDG 8 • 24,000 SF**  
 (SHELL)  
 20430 WESTFIELD  
 COMMERCE DR  
 SALE PRICE: \$2,352,000  
 LEASE RATE: \$0.76/SF NNN

WESTFIELD COMMERCE DR

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# WAREHOUSES AT CLAY RD COMMERCE PARK

## FOR SALE OR LEASE

### GRADE LEVEL WAREHOUSES

**EXISTING (AVAILABLE NOW)**

**BLDG 11 • 5,200 SF**  
SHELL COMPLETE

20452 WESTFIELD COMMERCE DR  
SALE PRICE: \$598,000  
LEASE RATE: \$1.00/SF NNN

**COMING JULY 2020**

**BLDGS 13 - 20**  
5,500 TO 9,000 SF

SEE BLDG DETAILS BELOW

**BLDG 13 • 7,500 SF**  
(SHELL)

24043 WESTFIELD  
COMMERCE DR  
SALE PRICE: \$885,000  
LEASE RATE: \$1.10/SF NNN

**BLDG 14 • 5,500 SF**  
(SHELL)

24039 WESTFIELD  
COMMERCE DR  
SALE PRICE: \$649,000  
LEASE RATE: \$1.10/SF NNN

**BLDG 15 • 6,500 SF**  
(SHELL)

24035 WESTFIELD  
COMMERCE DR  
SALE PRICE: \$767,000  
LEASE RATE: \$1.10/SF NNN

**BLDG 16 • 6,000 SF**  
(SHELL)

24031 WESTFIELD  
COMMERCE DR  
SALE PRICE: \$708,000  
LEASE RATE: \$1.10/SF NNN

**BLDG 17 • 9,000 SF**  
(SHELL)

4220 CLAY BUSINESS DR  
SALE PRICE: \$1,062,000  
LEASE RATE: \$1.10/SF NNN

**BLDG 18 • 6,600 SF**  
(SHELL)

4224 CLAY BUSINESS DR  
SALE PRICE: \$778,800  
LEASE RATE: \$1.10/SF NNN

**BLDG 19 • 7,800 SF**  
(SHELL)

4228 CLAY BUSINESS DR  
SALE PRICE: \$920,400  
LEASE RATE: \$1.10/SF NNN

**BLDG 20 • 7,200 SF**  
(SHELL)

4232 CLAY BUSINESS DR  
SALE PRICE: \$849,600  
LEASE RATE: \$1.10/SF NNN



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