

# WEST TEN INDUSTRIAL PARK BUILDING 7

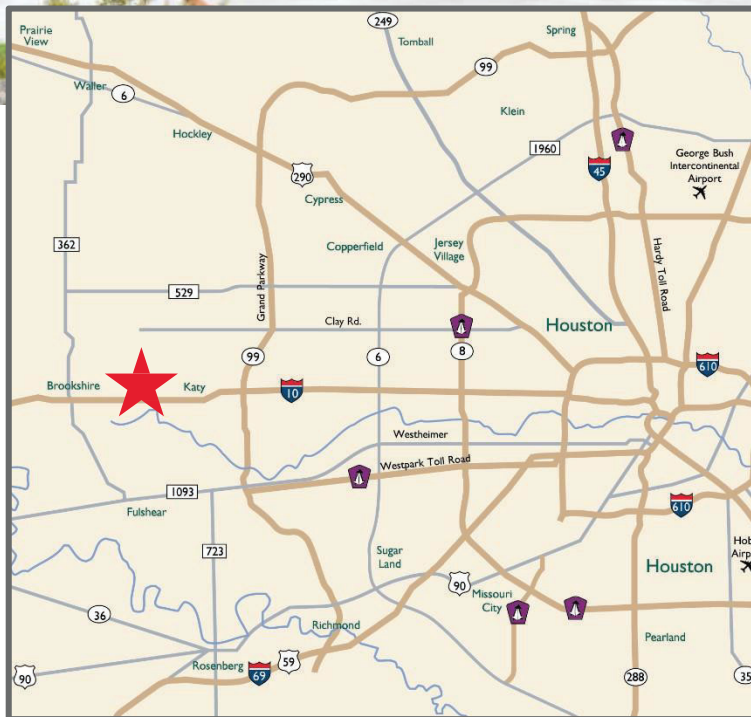
7712 Cherokee Rd.  
Katy, TX 77494



**NEW 15,000 SF BUILDING IN WEST TEN INDUSTRIAL PARK  
SHELL COMPLETE | FOR SALE OR LEASE**



**MOVE IN READY!  
OFFICE IN PLACE**



## Property Highlights

- **Building 7: 15,000 SF**
- **SPEC Office: 1,966 SF**
- **28' clear height**
- **Grade-level with dock wells**
- **20-Ton Crane Capacity**
- **Outside Storage Available**
- **Regional Detention Provided**
- **Direct access to Highway 90 and Interstate 10**

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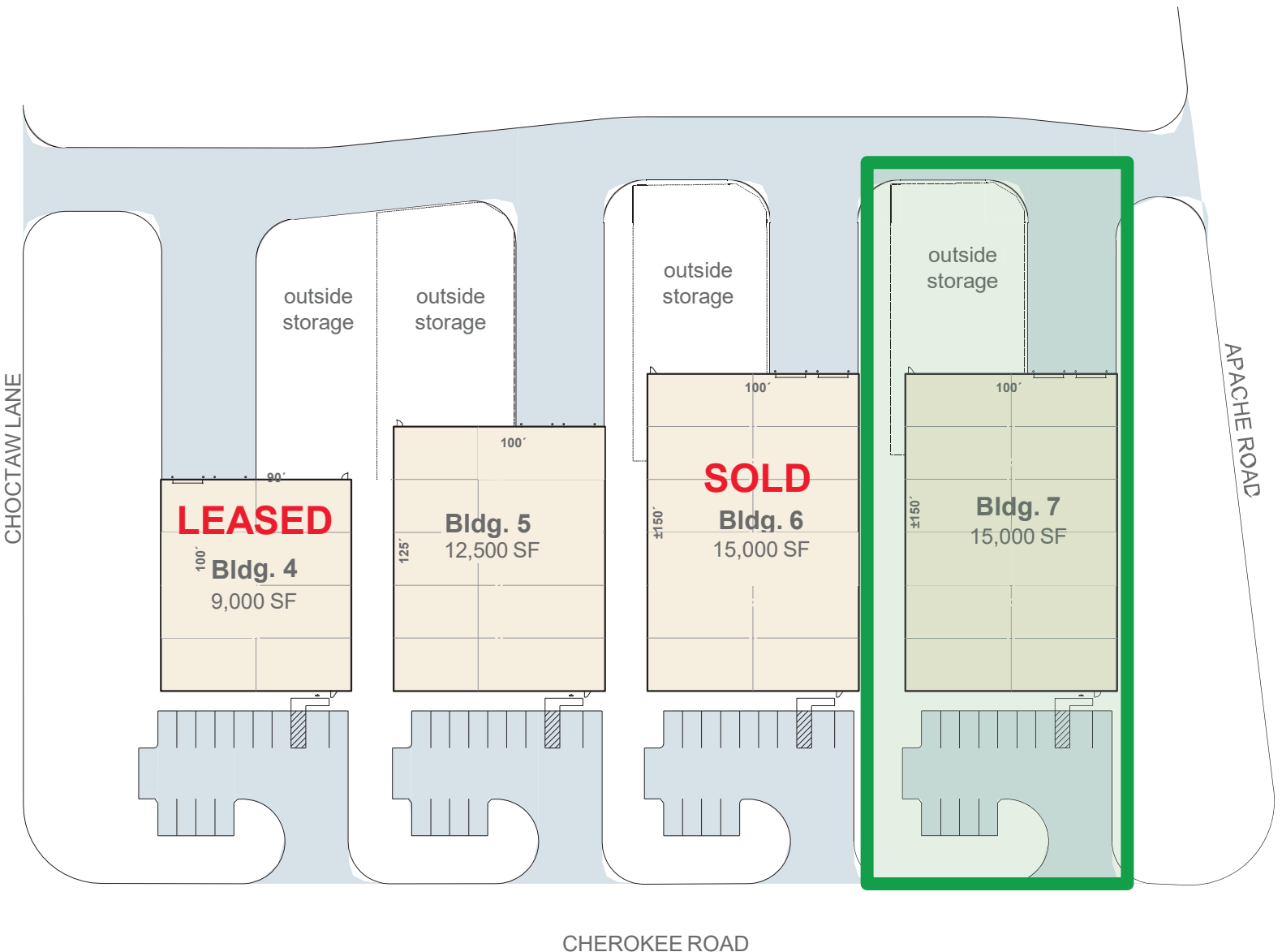
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Houston, TX 77056  
713 877 1700

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 **CUSHMAN &  
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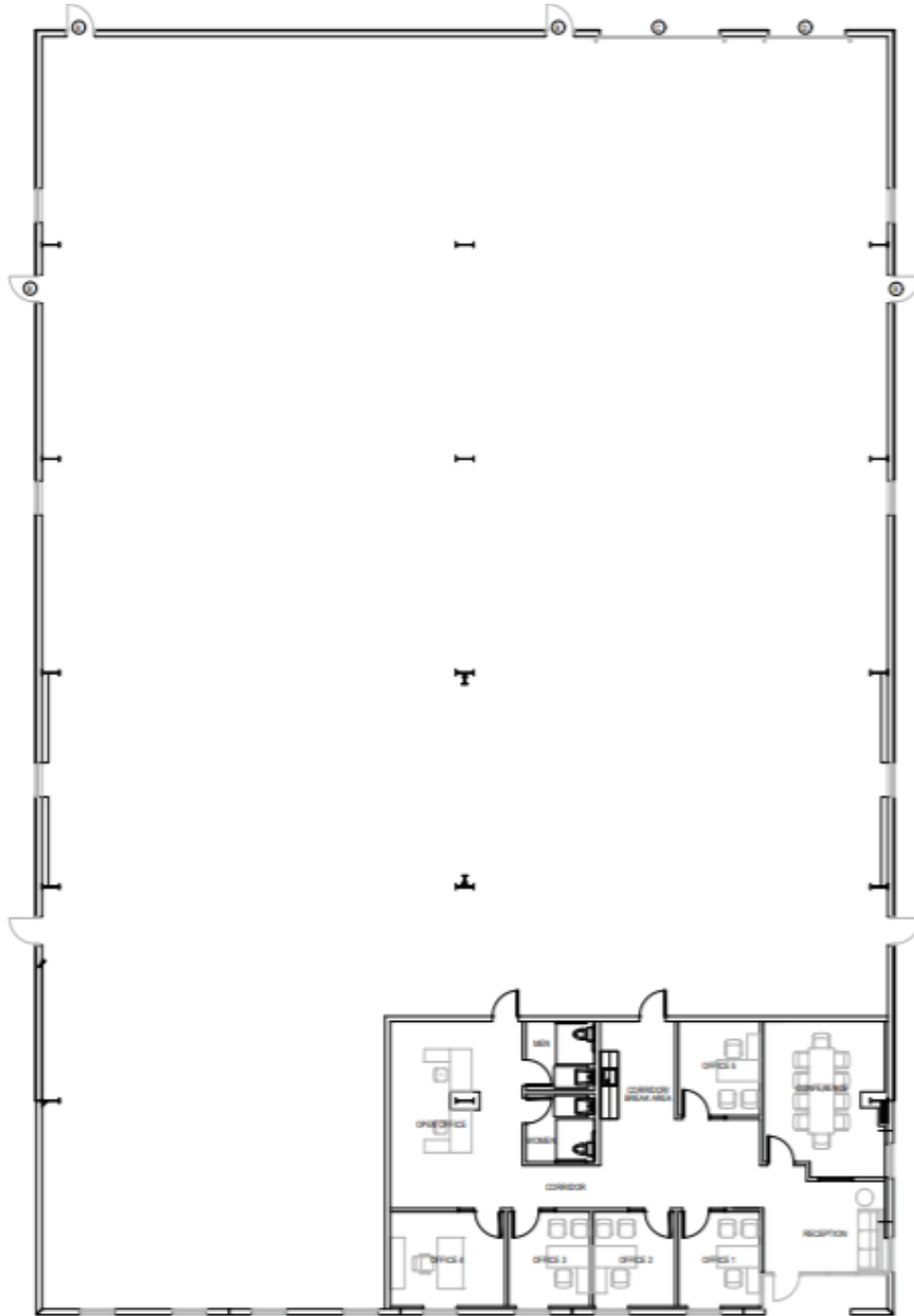
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## FOR SALE OR LEASE: SPEC OFFICE SITE PLAN



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### Park Features

- 35-Acre Master-Planned Industrial Park
- Cane Island Parkway / I-10 Interchange Now Complete
- Tax Incentive Program
- Construction Management
- City of Katy Utilities, Centerpoint Gas & Electronic
- Regional Detention Provided Off-Site



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