

# WAREHOUSES AT CLAY COMMERCE PARK

FOR SALE OR LEASE • KATY, TX 77449

PHASE I  
SHELL COMPLETE  
PHASE II  
UNDER CONSTRUCTION



## 11 FREESTANDING BLDGS

- NEW TILT WALL CONSTRUCTION
- EXCELLENT ACCESS TO GRAND PKWY AND I-10
- APPROXIMATELY 5 MINUTES TO I-10 VIA CLAY RD AND GRAND PKWY

### PHASE I - 8 BLDGS- Shell Complete 13,500 TO 24,000 SF

- Dock-high loading with ramps
- 24' clear height
- ESFR sprinkler system
- 120' truck aprons
- 400 amp electrical service

### PHASE II - 3 BLDGS - Under Construction 5,200 TO 7,800 SF

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



## CONTACT

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**INSITE**

# WAREHOUSES AT CLAY COMMERCE PARK

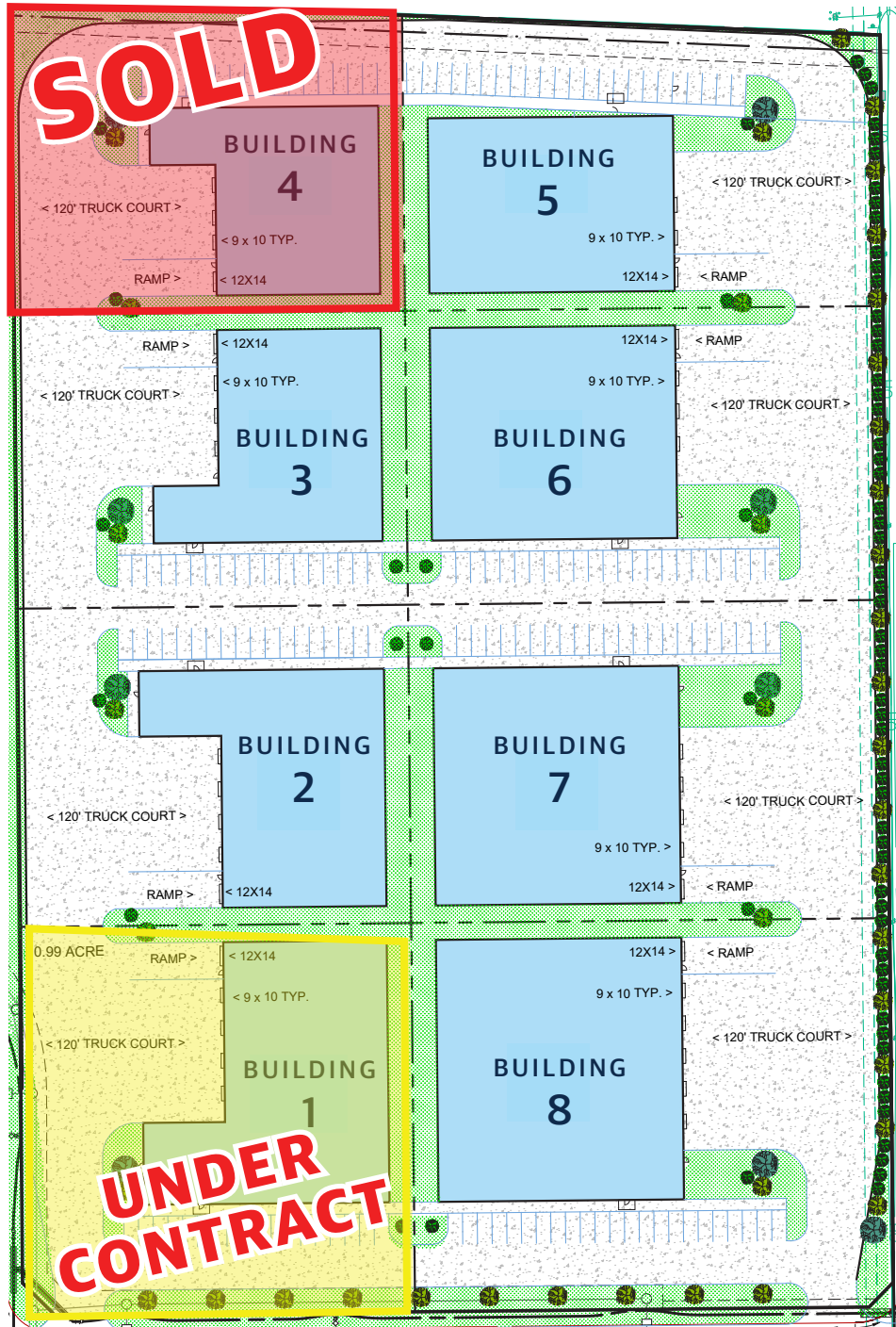
## PHASE I (SHELL COMPLETE) 8 WAREHOUSES - 13,500 TO 24,000 SF

**BUILDING 4 (SHELL)**  
20438 WESTFIELD  
COMMERCE DR  
13,500 SF (1.02 AC)  
SALE PRICE: \$1,417,500  
(\$105/SF)  
LEASE RATE: \$0.80/SF NNN

**BUILDING 3 (SHELL)**  
20440 WESTFIELD  
COMMERCE DR  
15,000 SF (0.99 AC)  
SALE PRICE: \$1,560,000  
(\$104/SF)  
LEASE RATE: \$0.80/SF NNN

**BUILDING 2 (SHELL)**  
20442 WESTFIELD  
COMMERCE DR  
16,500 SF (1.07 AC)  
SALE PRICE: \$1,683,000  
(\$102/SF)  
LEASE RATE: \$0.78/SF NNN

**BUILDING 1 (SHELL)**  
20444 WESTFIELD  
COMMERCE DR  
18,500 SF (1.30 AC)  
SALE PRICE: \$1,850,000  
(\$100/SF)  
LEASE RATE: \$0.78/SF NNN



**BUILDING 5 (SHELL)**  
20436 WESTFIELD  
COMMERCE DR  
16,050 SF (1.16 AC)  
SALE PRICE: \$1,637,100  
(\$102/SF)  
LEASE RATE: \$0.78/SF NNN

**BUILDING 6 (SHELL)**  
20434 WESTFIELD  
COMMERCE DR  
19,500 SF (1.20 AC)  
SALE PRICE: \$1,930,500  
(\$99/SF)  
LEASE RATE: \$0.78/SF NNN

**BUILDING 7 (SHELL)**  
20432 WESTFIELD  
COMMERCE DR  
21,750 SF (1.31 AC)  
SALE PRICE: \$2,153,250  
(\$99/SF)  
LEASE RATE: \$0.78/SF NNN

**BUILDING 8 (SHELL)**  
20430 WESTFIELD  
COMMERCE DR  
24,000 SF (1.59 AC)  
SALE PRICE: \$2,352,000  
(\$98/SF)  
LEASE RATE: \$0.76/SF NNN

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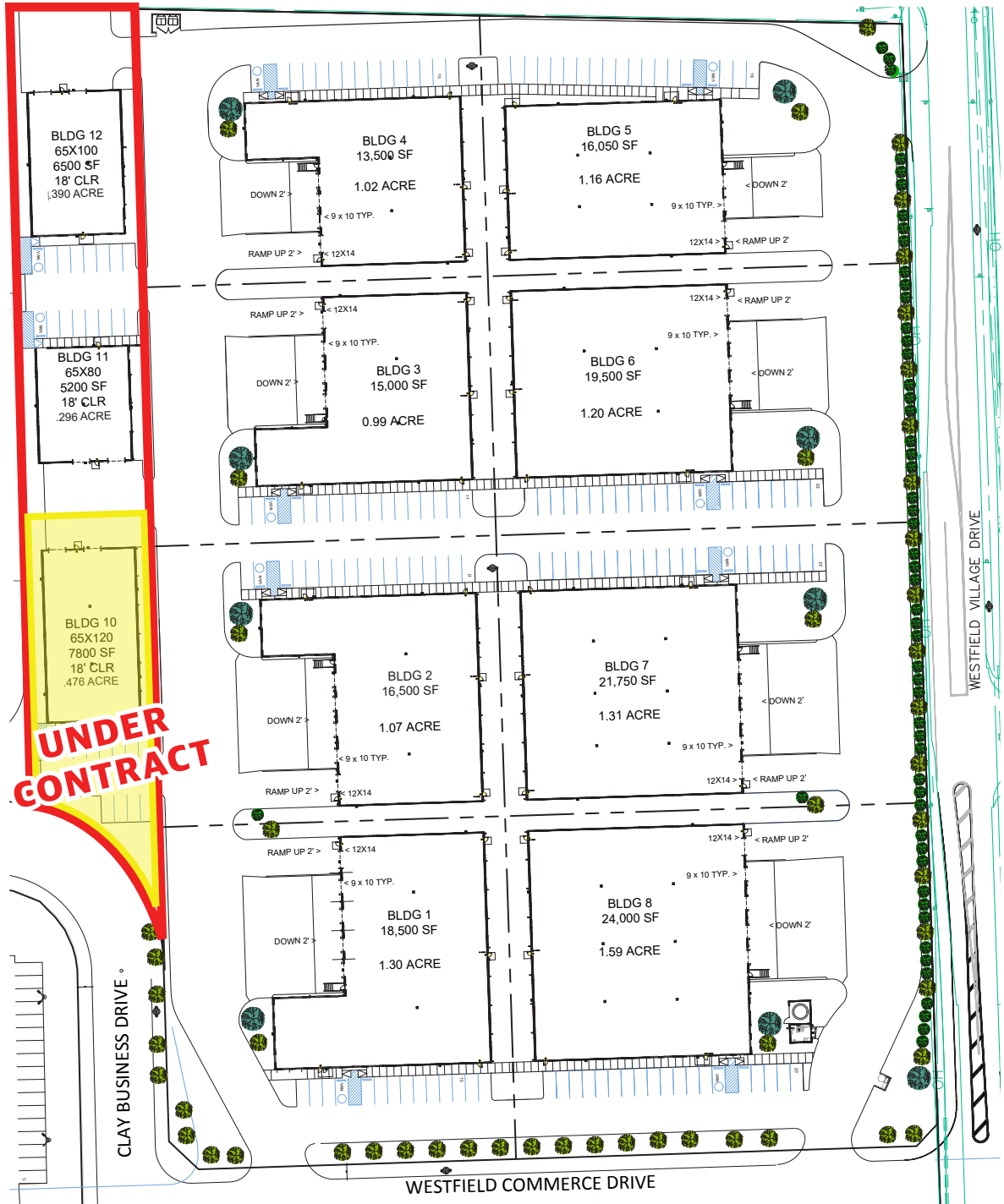
## PHASE II (UNDER CONSTRUCTION)

3 WAREHOUSES - 5,200 TO 7,800 SF • SHELL COMPLETE FEBRUARY 2020

**BUILDING 12**  
 20456 WESTFIELD  
 COMMERCE DR  
 6,500 SF (0.39 AC)  
 SALE PRICE: \$747,500  
 (\$115/SF)  
 LEASE RATE: \$1.00/SF NNN

**BUILDING 11**  
 20452 WESTFIELD  
 COMMERCE DR  
 5,200 SF (0.296 AC)  
 SALE PRICE: \$598,000  
 (\$115/SF)  
 LEASE RATE: \$1.00/SF NNN

**BUILDING 10**  
 20448 WESTFIELD  
 COMMERCE DR  
 7,800 SF (0.476 AC)  
 SALE PRICE: \$897,000  
 (\$115/SF)  
 LEASE RATE: \$1.00/SF NNN



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