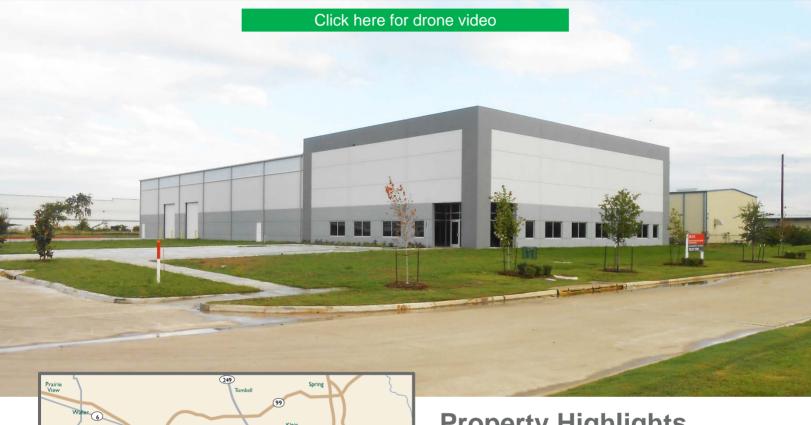
WEST TEN INDUSTRIAL PARK

7817 COLUMBIA DRIVE KATY, TX 77494



NEW BUILDING IN WEST TEN INDUSTRIAL PARK UNDER CONSTRUCTION | FOR SALE OR LEASE



Prairie View Walter Hockley Hockley Hockley Fig. Copperfield Jersey Village Copperfield Jersey Village Copperfield Jersey Village George Bush Interconcental Airport Westbeimer Westpark Toll Road Houston Fulshear Rosenberg Sugar Land Pearland Pearland Rosenberg Spring Fig. Cipy Bush Interconcental Airport Westbeimer Westpark Toll Road Houston Rosenberg Sugar Land Pearland Pearland Rosenberg Sugar Land Pearland Rosenberg Sugar Land Rosenberg Sugar Land Pearland Rosenberg Sugar Land Rosenberg Rosenberg Sugar Land Rosenberg Sugar Land Rosenberg Rosenberg Rosenberg Sugar Land Rosenberg Rosenb

Property Highlights

- ±21,000 SF on 1.40 AC
- BTS Office Allowance for 10% Finish
- · Grade-level with dock wells
- 20-Ton Crane Capacity with 20' Hook Height
- 28' Eave Height
- Outside Storage Available
- Regional Detention Provided
- Direct access to Highway 90 and Interstate 10
- Lease Rate: \$0.75/SF/Mo NNN
- Sales Price: \$96.00 PSF

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