

WAREHOUSES AT CLAY COMMERCE PARK

FOR SALE OR LEASE

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)

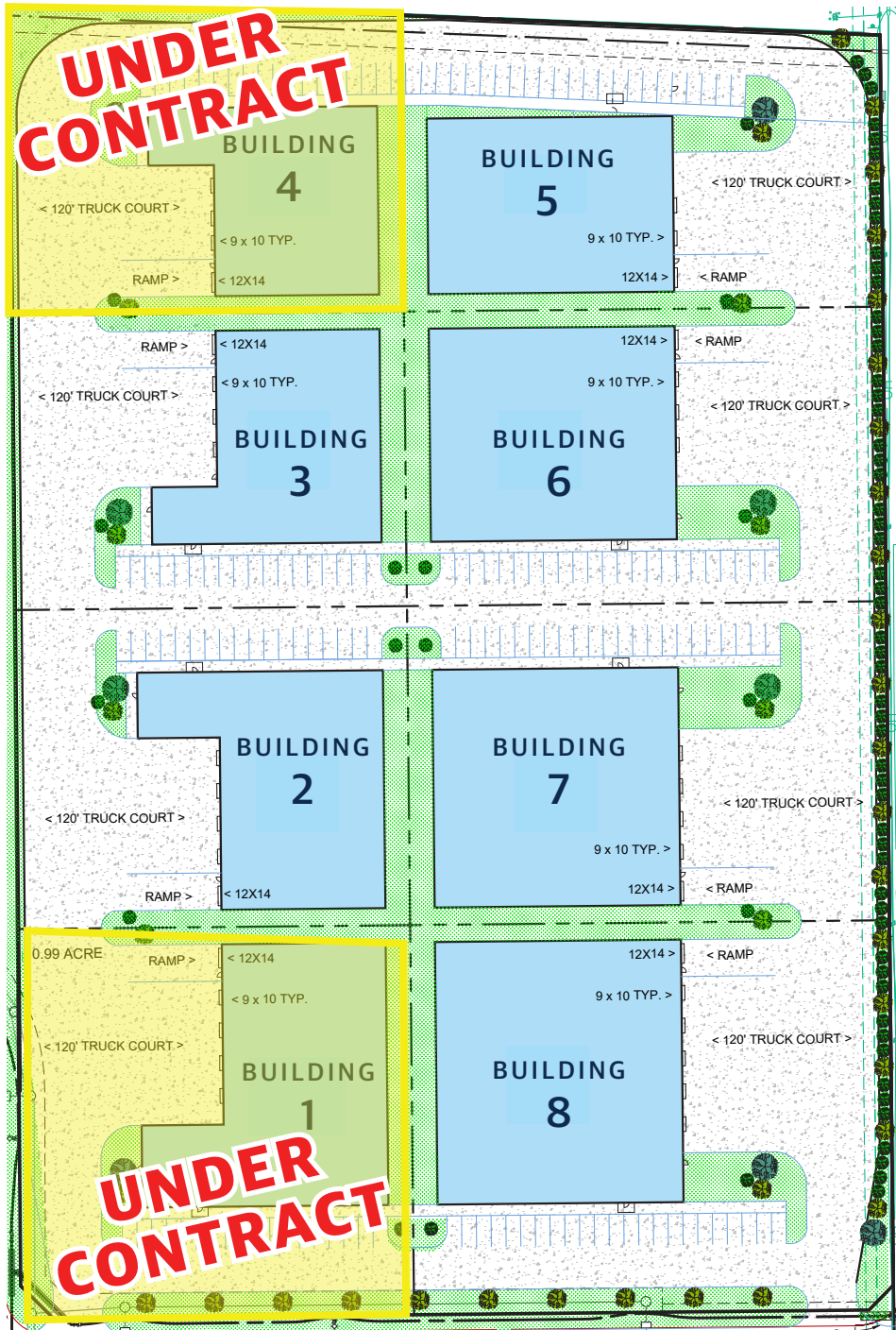
8 WAREHOUSES - 13,500 TO 24,000 SF • SHELL COMPLETION OCT 2019

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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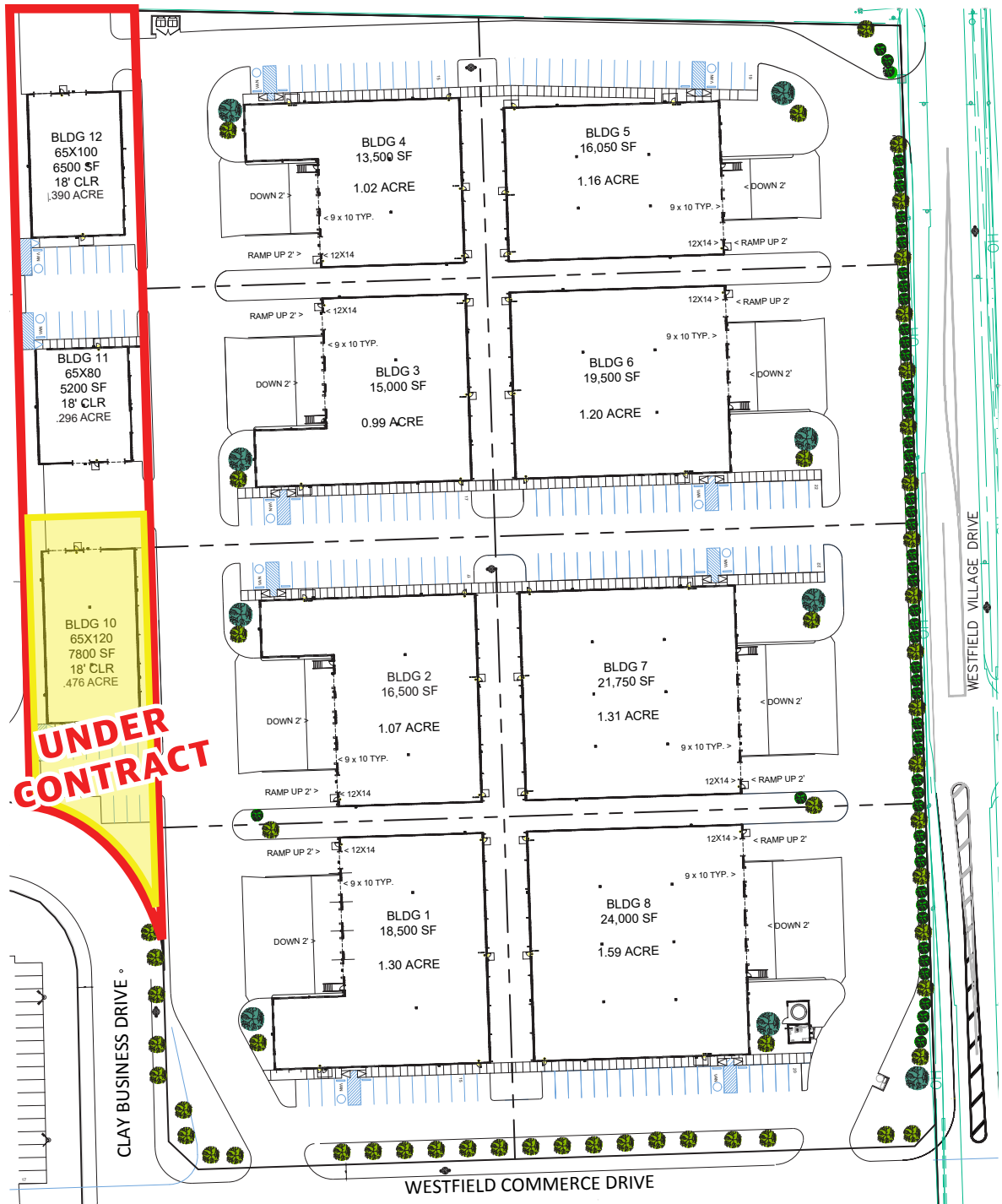
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PHASE II (UNDER CONSTRUCTION)

3 WAREHOUSES - 5,200 TO 7,800 SF



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

UNDER CONTRACT

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