

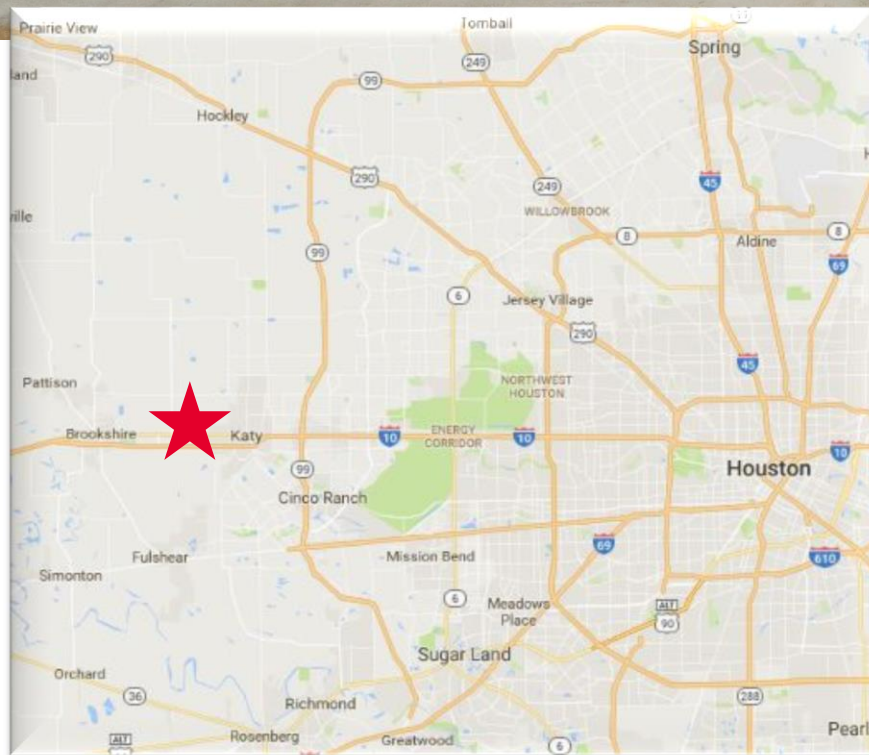
WEST TEN INDUSTRIAL PARK

633 CHOCTAW LANE
KATY, TX 77494



FOR SALE OR LEASE

ADDITIONAL OUTSIDE STORAGE AVAILABLE



Property Highlights

- ±22,500 SF Building on ±1.61 Acres
- Direct access to Highway 90 and Interstate 10
- Single Tenant Crane Ready Building
- BTS Office – Allowance for 10% Finish
- 20-Ton Crane Capacity with 20' Hook Height
- 28' Eave Height
- Outside Storage Provided
- (2) Overhead Doors (14' x 16')
- Power: 400 Amps, 480V. 3-Phase
- (2) 50' Bays on 25' Centers
- Regional Detention Provided
- Additional Land Available for Expansion or BTS
- **Lease Rate: \$0.68/SF/Mo NNN**
- **Sales Price: \$2,050,000**

Allison Bergmann
Senior Associate
+1 713 963 2865
allison.bergmann@cushwake.com

Jim Foreman
Executive Director
+1 713 963 2824
jim.foreman@cushwake.com

Beau Kaleel
Senior Director
+1 713 963 2844
beau.kaleel@cushwake.com



1330 Post Oak Blvd., Ste 2700
Houston, TX 77056
713 877 1700

WEST TEN INDUSTRIAL PARK

633 CHOCTAW LANE
KATY, TX 77494



FOR SALE OR LEASE



Park Features

- 35-Acre Master-Planned Industrial Park
- Shovel Ready Sites Available For Sale or Build-to-Suit
- Sites Available from ± 1.5 - ± 16.5 Acres
- Cane Island Parkway / I-10 Interchange Now Complete
- Tax Incentive Program
- Construction Management
- City of Katy Utilities
- Centerpoint Gas and Electronic
- Regional Detention Provided Off-Site

WEST TEN
INDUSTRIAL PARK



Allison Bergmann
Senior Associate
+1 713 963 2865
allison.bergmann@cushwake.com

Jim Foreman
Executive Director
+1 713 963 2824
jim.foreman@cushwake.com

Beau Kaleel
Senior Director
+1 713 963 2844
beau.kaleel@cushwake.com



1330 Post Oak Blvd., Ste 2700
Houston, TX 77056
713 877 1700