

WAREHOUSES AT CLAY RD COMMERCE PARK

FOR SALE OR LEASE • KATY, TX 77449



FOR SALE OR LEASE

- NEW TILT WALL CONSTRUCTION
- FREESTANDING BUILDINGS IN A MASTER PLANNED DEED RESTRICTED PARK
- OFFICE BUILT TO SUIT
- APPROXIMATELY 5 MINUTES TO I-10 VIA CLAY RD AND GRAND PKWY, LESS THAN 1.5 MILES EAST OF GRAND PKWY 99

DOCK HIGH WAREHOUSES (SHELL COMPLETE) BLDGS 1 - 8 • 13,500 TO 24,000 SF

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

GRADE LEVEL WAREHOUSES BLDG 11 • 5,200 SF (SHELL COMPLETE) BLDGS 13 - 20 • 5,500 TO 9,000 SF (COMING 4TH QTR 2020)

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



CONTACT

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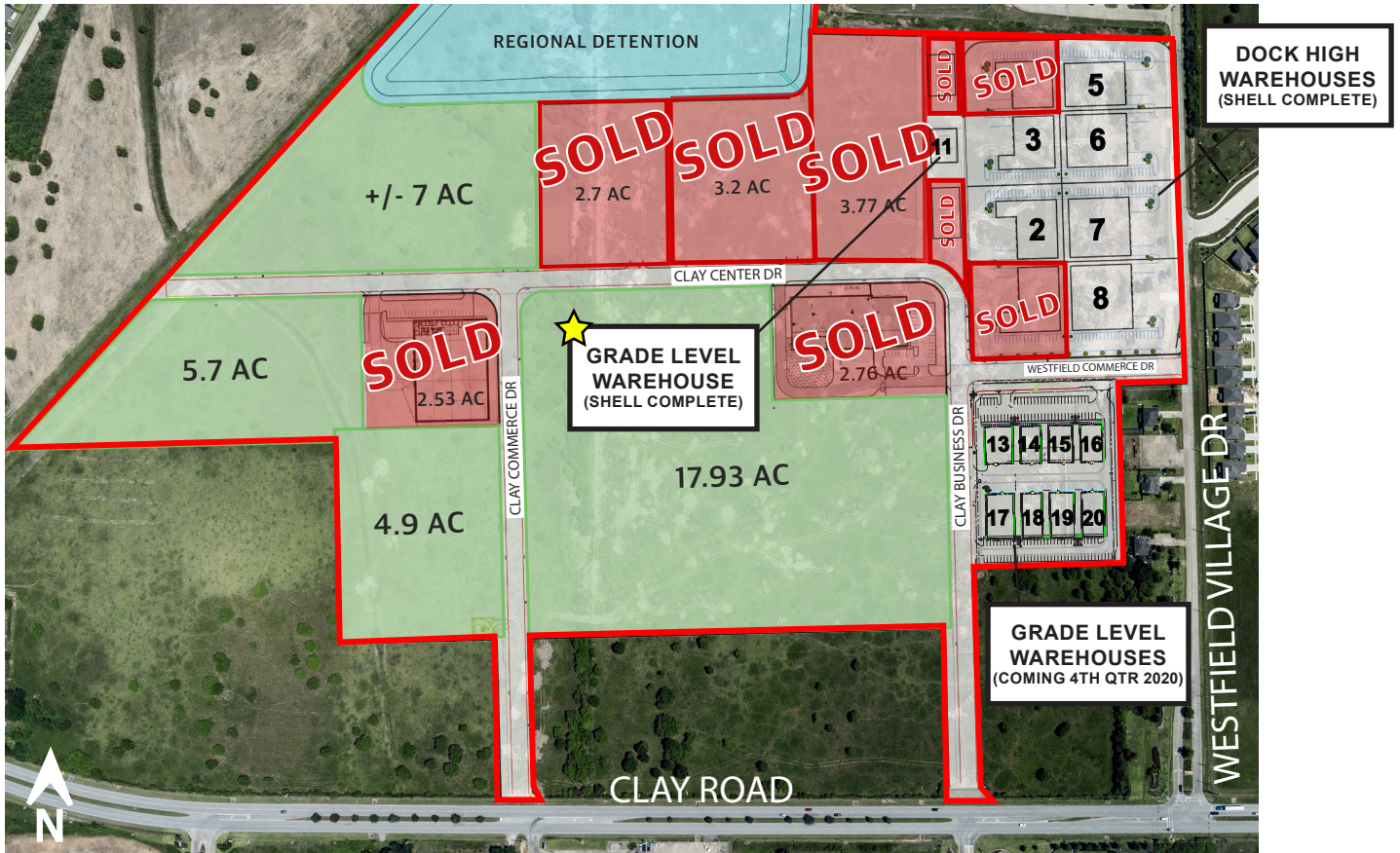
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INSITE

WAREHOUSES AT CLAY RD COMMERCE PARK

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SEE PAGE 4 FOR MORE DETAILS



SEE PAGE 3 FOR MORE DETAILS

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WAREHOUSES AT CLAY RD COMMERCE PARK

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DOCK HIGH WAREHOUSES

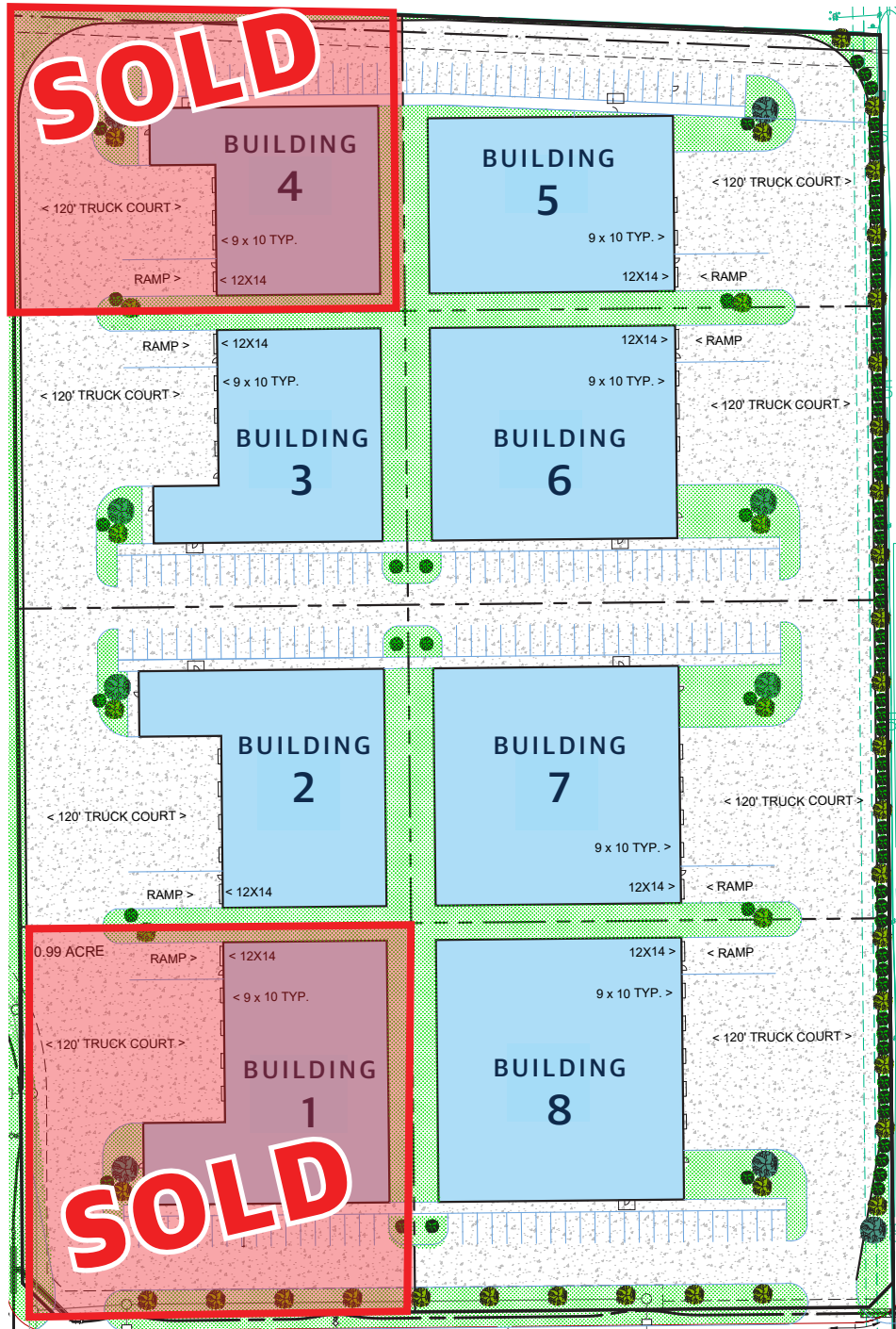
13,500 TO 24,000 SF • SHELL COMPLETE

- SOLD -
BLDG 4 • 13,500 SF
 20438 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,417,500
 LEASE RATE: \$0.80/SF NNN

BLDG 3 • 15,000 SF
 20440 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,485,000
 LEASE RATE: \$0.80/SF NNN

BLDG 2 • 16,500 SF
 20442 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,625,000
 LEASE RATE: \$0.78/SF NNN

- SOLD -
BLDG 1 • 18,500 SF
 20444 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,850,000
 LEASE RATE: \$0.78/SF NNN



BLDG 5 • 16,050 SF
 20436 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,575,000
 LEASE RATE: \$0.78/SF NNN

BLDG 6 • 19,500 SF
 20434 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$1,900,000
 LEASE RATE: \$0.78/SF NNN

BLDG 7 • 21,750 SF
 20432 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$2,110,000
 LEASE RATE: \$0.78/SF NNN

BLDG 8 • 24,000 SF
 20430 WESTFIELD
 COMMERCE DR
 (SHELL)
 SALE PRICE: \$2,325,000
 LEASE RATE: \$0.76/SF NNN

WESTFIELD COMMERCE DR

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WAREHOUSES AT CLAY RD COMMERCE PARK

FOR SALE OR LEASE

GRADE LEVEL WAREHOUSES



EXISTING
BLDG 11 • 5,200 SF
SHELL COMPLETE
 20452 WESTFIELD COMMERCE DR
 SALE PRICE: \$598,000
 LEASE RATE: \$1.00/SF NNN

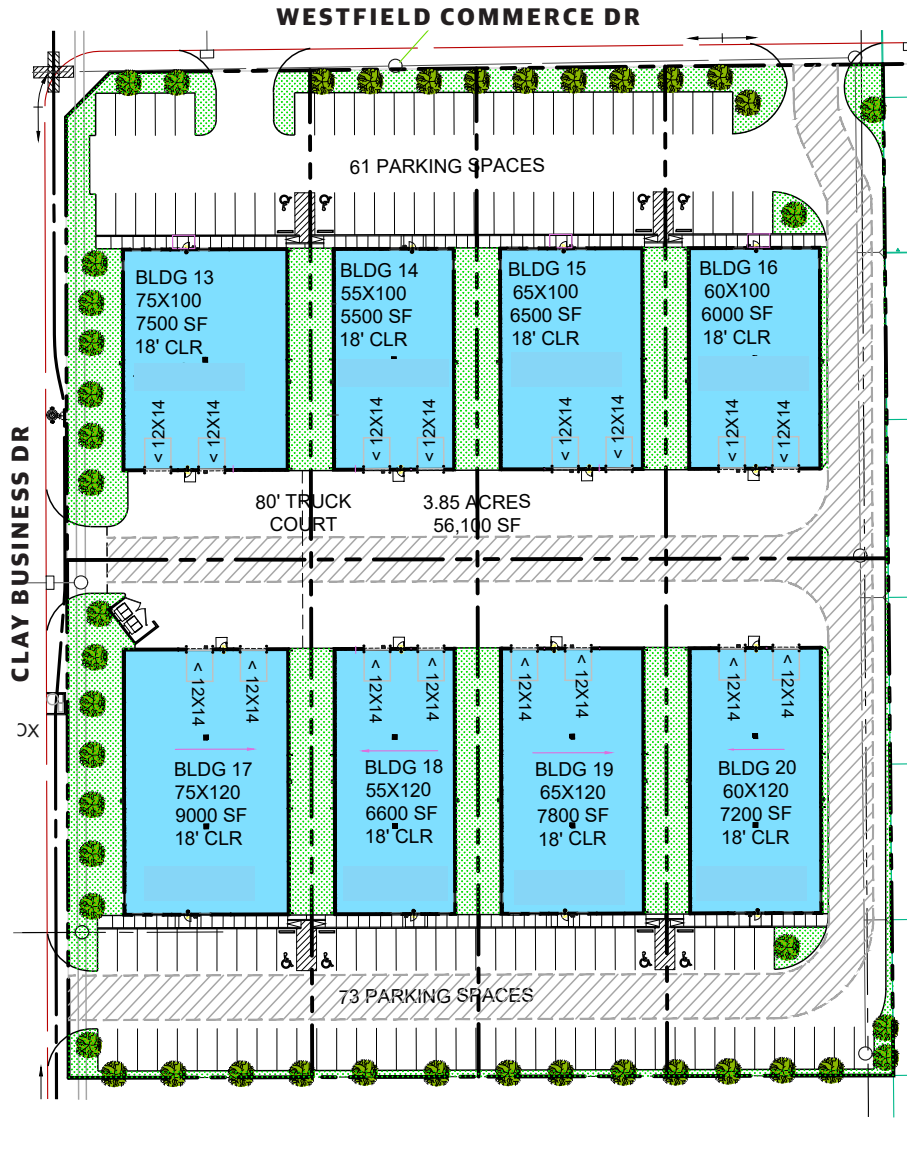
COMING 4TH QTR 2020
BLDGS 13 - 20
5,500 TO 9,000 SF
 SEE BLDG DETAILS BELOW

BLDG 13 • 7,500 SF
 24043 WESTFIELD COMMERCE DR
 (SHELL)
 SALE PRICE: \$885,000
 LEASE RATE: \$1.10/SF NNN

BLDG 14 • 5,500 SF
 24039 WESTFIELD COMMERCE DR
 (SHELL)
 SALE PRICE: \$649,000
 LEASE RATE: \$1.10/SF NNN

BLDG 15 • 6,500 SF
 24035 WESTFIELD COMMERCE DR
 (SHELL)
 SALE PRICE: \$767,000
 LEASE RATE: \$1.10/SF NNN

BLDG 16 • 6,000 SF
 24031 WESTFIELD COMMERCE DR
 (SHELL)
 SALE PRICE: \$708,000
 LEASE RATE: \$1.10/SF NNN



BLDG 17 • 9,000 SF
 4220 CLAY BUSINESS DR
 (SHELL)
 SALE PRICE: \$1,062,000
 LEASE RATE: \$1.10/SF NNN

BLDG 18 • 6,600 SF
 4224 CLAY BUSINESS DR
 (SHELL)
 SALE PRICE: \$778,800
 LEASE RATE: \$1.10/SF NNN

BLDG 19 • 7,800 SF
 4228 CLAY BUSINESS DR
 (SHELL)
 SALE PRICE: \$920,400
 LEASE RATE: \$1.10/SF NNN

BLDG 20 • 7,200 SF
 4232 CLAY BUSINESS DR
 (SHELL)
 SALE PRICE: \$849,600
 LEASE RATE: \$1.10/SF NNN

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