

CANE ISLAND BUSINESS CENTER

CANE ISLAND PARKWAY | KATY, TEXAS 77493

SHELL COMPLETE



BUILDING ONE
616 CANE ISLAND PARKWAY

FOR LEASE

BUILDING 1: 8,000 TO 80,000 SF

BUILDING 2: 49,350 TO 197,400 SF

- OFFICE BUILT TO SUIT
- ESFR SPRINKLER SYSTEM
- DOCK-HIGH WITH RAMPS AVAILABLE
- LOCATED IN WEST TEN BUSINESS PARK
- DIRECT ACCESS TO I-10
- SITE HAS BEEN MITIGATED OUT OF FLOOD PLAIN
- DISTRIBUTION CENTERS NEARBY: AMAZON, COSTCO, ROOMS TO GO, MEDLINE, SOUTHERN GLAZIER DISTRIBUTORS, IGLOO, BEL FURNITURE



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BUILDING 1

8,000 TO 80,000 SF

616 CANE ISLAND PKWY

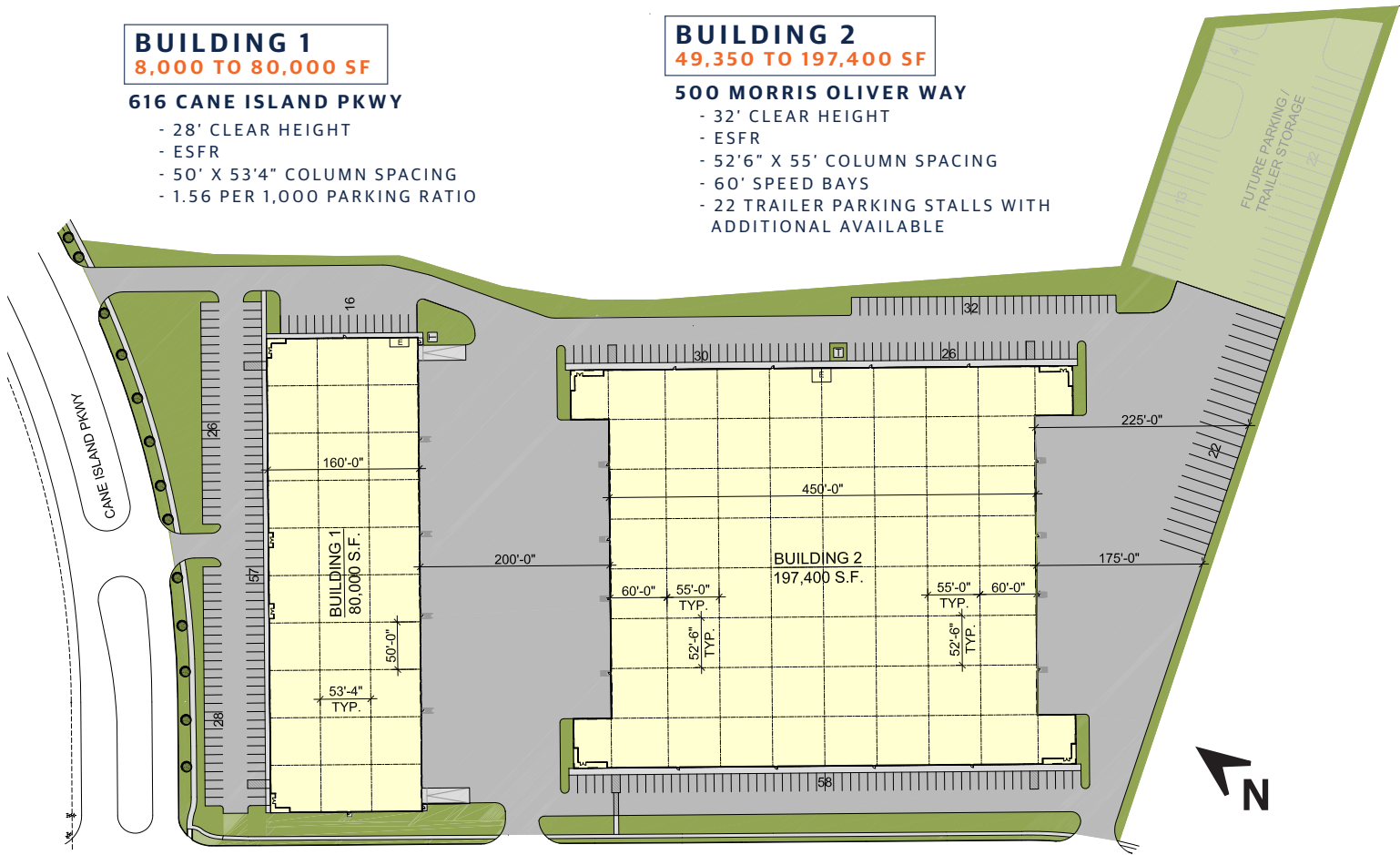
- 28' CLEAR HEIGHT
- ESR
- 50' X 53'4" COLUMN SPACING
- 1.56 PER 1,000 PARKING RATIO

BUILDING 2

49,350 TO 197,400 SF

500 MORRIS OLIVER WAY

- 32' CLEAR HEIGHT
- ESR
- 52'6" X 55' COLUMN SPACING
- 60' SPEED BAYS
- 22 TRAILER PARKING STALLS WITH ADDITIONAL AVAILABLE



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