

# 20,040 SF Crane Ready Warehouse

Available

11/1/2026

23563 Clay Road (Lot 7) • Katy, TX 77493



**For Lease Only: \$25,050/mo (\$1.25/SF), NNN**

## Location:

- ½ mile west of Grand Parkway West
- 2½ mi. No. of I-10 • 11 mi So. of US 290
- Key Map 445K

## Features:

- 20,040 SF Office Warehouse with 1,883SF of office
- Tiltwall construction (120' X 180' X 30')
- One 20-ton crane with 20' hook height
- 400 Amps of 480V, 3-Phase power
- Can be sprinklered
- 4 roll up doors up to 20' X 20'
- 3 grade level doors & 1 truckwell
- 2.53 ac site, fenced w/ one ac stabilized
- Low tax rate of \$.01846
- Deed restricted industrial park
- **OUTSIDE CITY LIMITS !!!**



Capital Real Estate Commercial, Inc.

[www.cretx.com](http://www.cretx.com)

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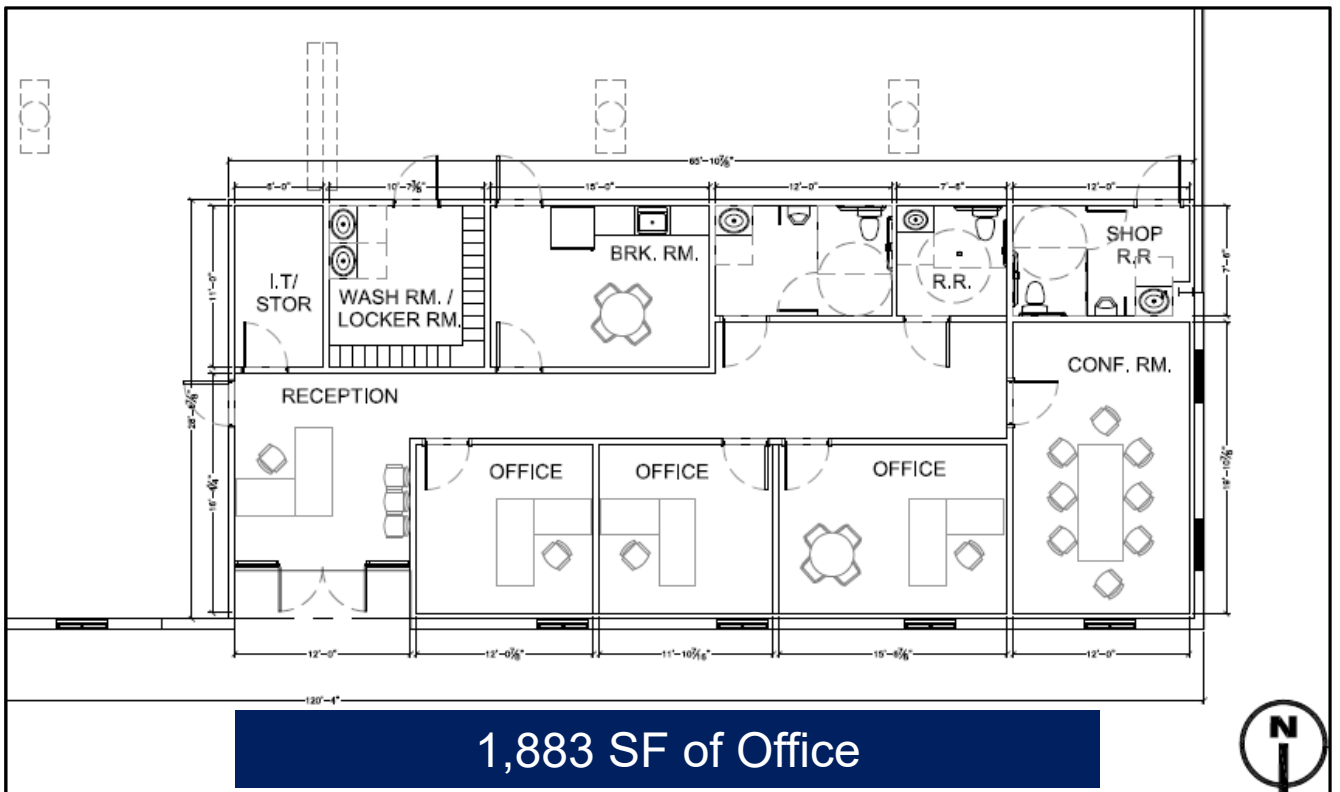
[hart@cretx.com](mailto:hart@cretx.com)

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20-ton crane with 20' hook height





# CAPITAL REAL ESTATE

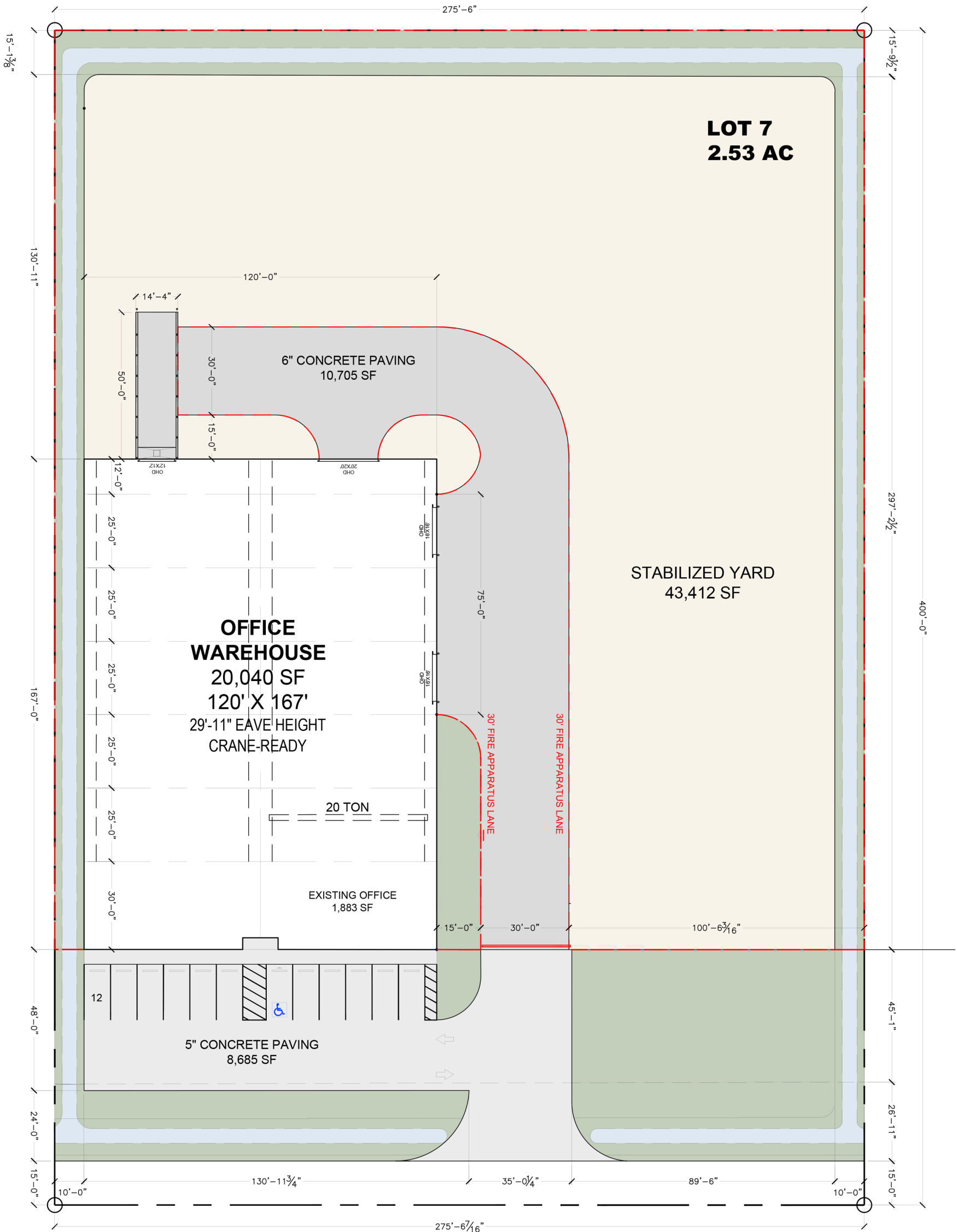
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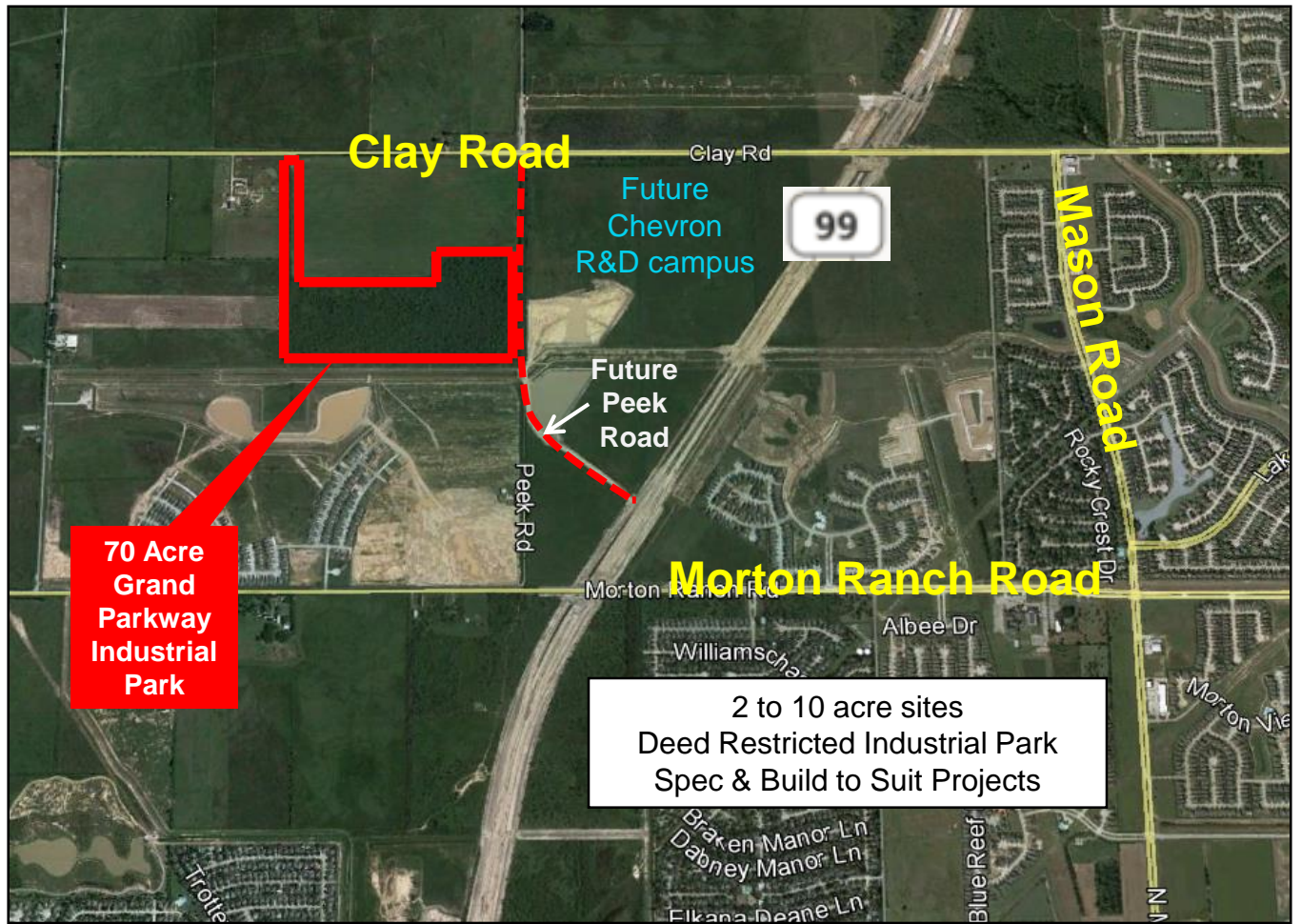
713.681.1100 www.cretx.com  
7720 Westview Dr. Houston, TX 77055-5029

**GRAND PARKWAY INDUSTRIAL PARK**  
**LOT 7 - 2.53 AC**  
23563 CLAY RD. KATY, TX 77493

**BUILDING FOOTPRINT: 20,040 SF**  
**6" CONCRETE: 10,705 SF**  
**5" CONCRETE: 8,685 SF**  
**STABILIZED YARD: 43,412 SF**

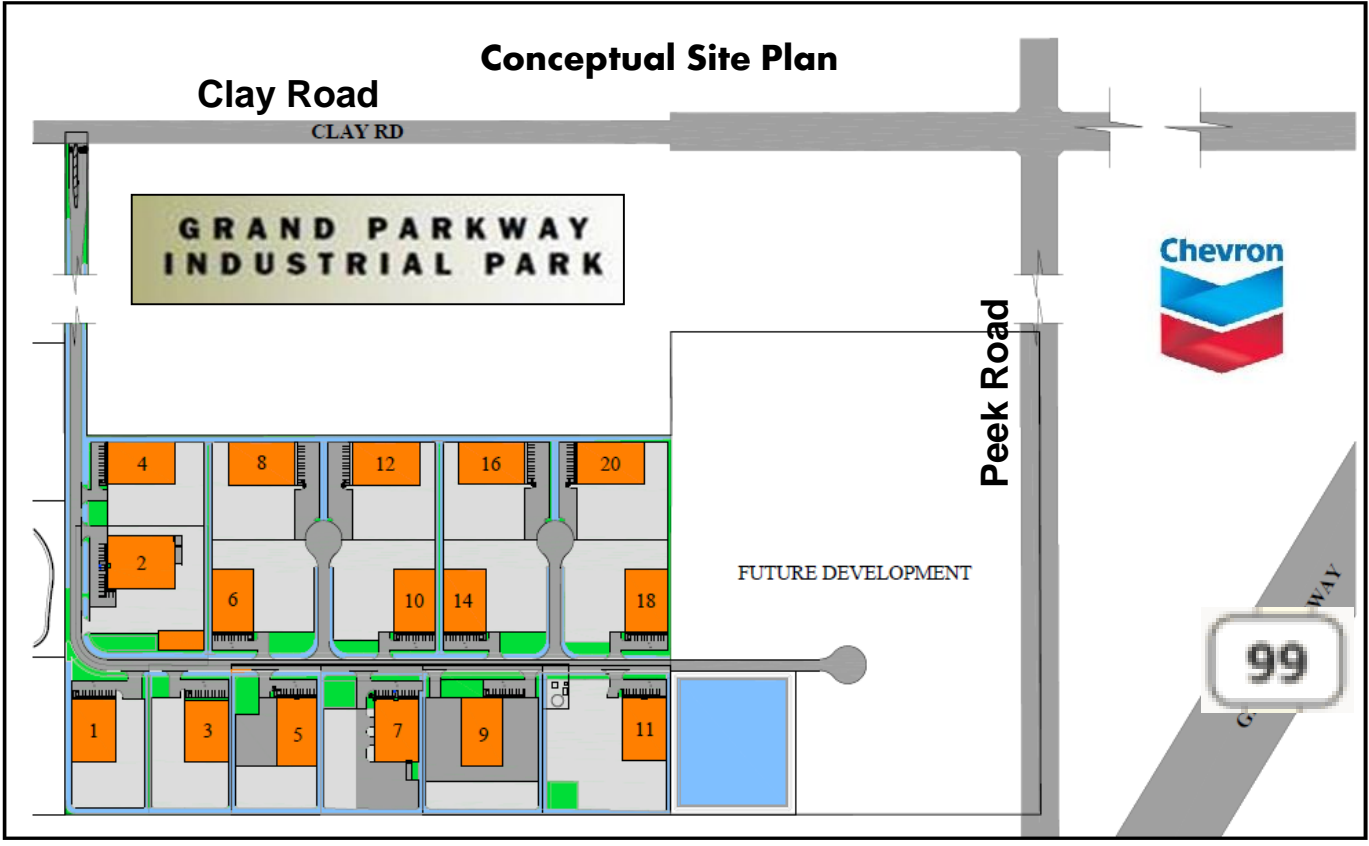
**PARKING SPACES: 12**





**70 Acre  
Grand  
Parkway  
Industrial  
Park**

2 to 10 acre sites  
Deed Restricted Industrial Park  
Spec & Build to Suit Projects



**Conceptual Site Plan**

**GRAND PARKWAY  
INDUSTRIAL PARK**



FUTURE DEVELOPMENT

