

20,150 SF 20-ton Crane Ready Warehouse

6537 Stockdick School Road (Lot 3) • Katy, TX 77449

1st Qtr

2026

* Not actual building



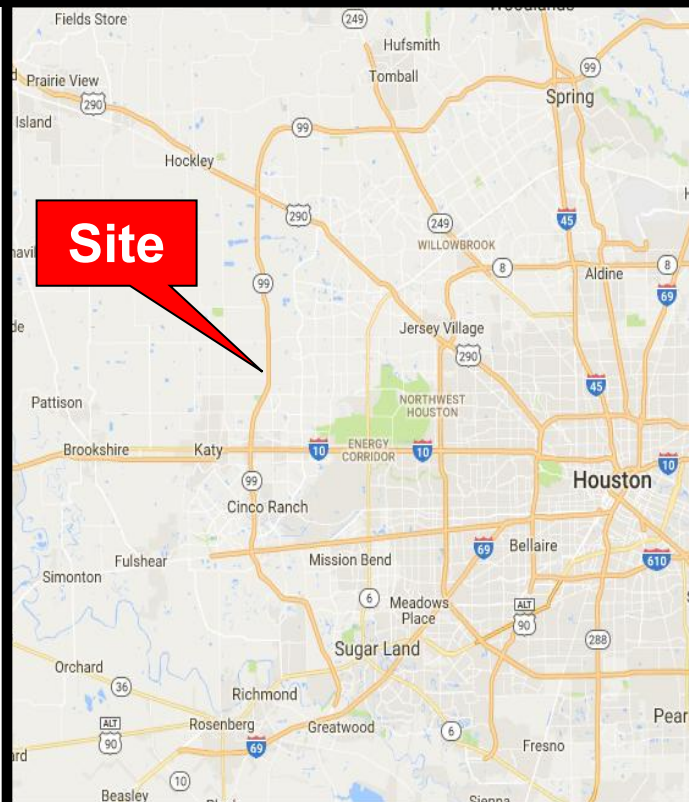
For Lease Only: \$24,500/month (\$1.22/SF), NNN

Location:

- Katy area
- Grand Parkway just south of FM 529
- Key Map 405V

Features:

- 20,150 SF Warehouse with 10% office
- Tiltwall with standing seam roof
- 2.08 acre site with outside storage yard
- 2.08 acres of addl. yard area available
- Crane ready to 20 tons (20' hook)
- 120' X 168' building with 30' eave height
- 400 Amps, 3-Phase, 480V power
- 5 roll up doors up to 20' X 20'
- Truckwell capable
- Low annual tax rate of \$.0199
- **OUTSIDE CITY LIMITS !!!**



Capital Real Estate Commercial, Inc.

www.cretx.com

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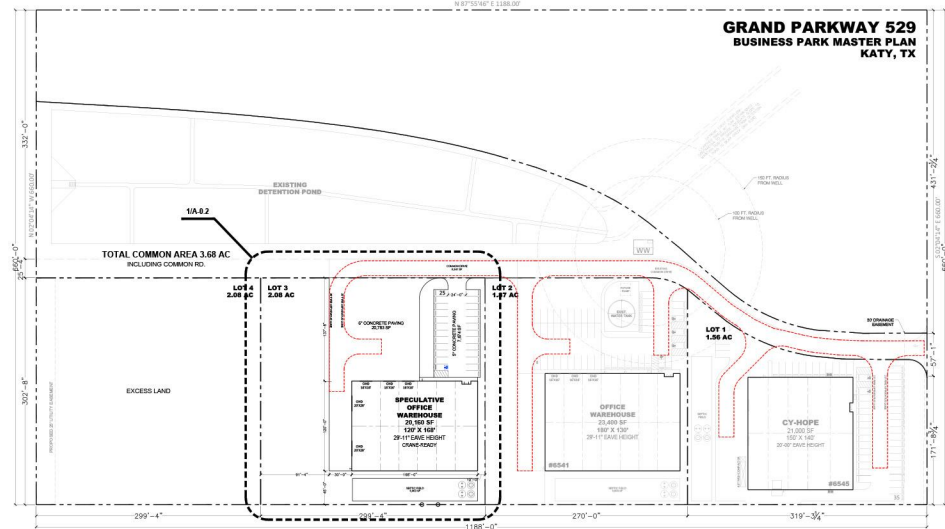
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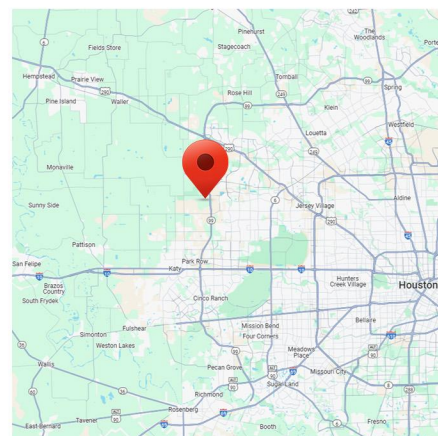
713.681.1100 www.cretx.com
7720 Westview Dr. Houston, TX 77055-5029

**GRAND PARKWAY 529 BUSINESS PARK
STOCKDICK LOT 3 - 2.08 AC
SPECULATIVE OFFICE/WAREHOUSE
6537 STOCKDICK SCHOOL RD.
KATY, TX 77449**

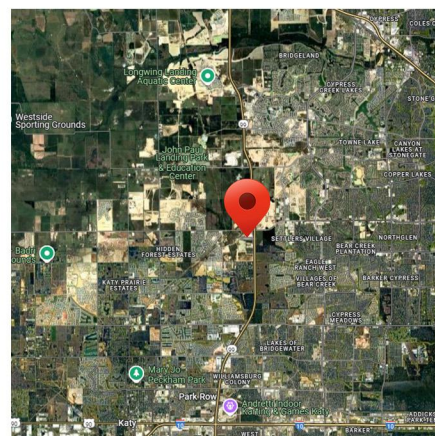
BUILDING FOOTPRINT: 20,160 SF
6" CONCRETE: 20,783 SF
5" CONCRETE: 7,674 SF
SEPTIC FIELD: 5,000 SF
PARKING SPACES: 25



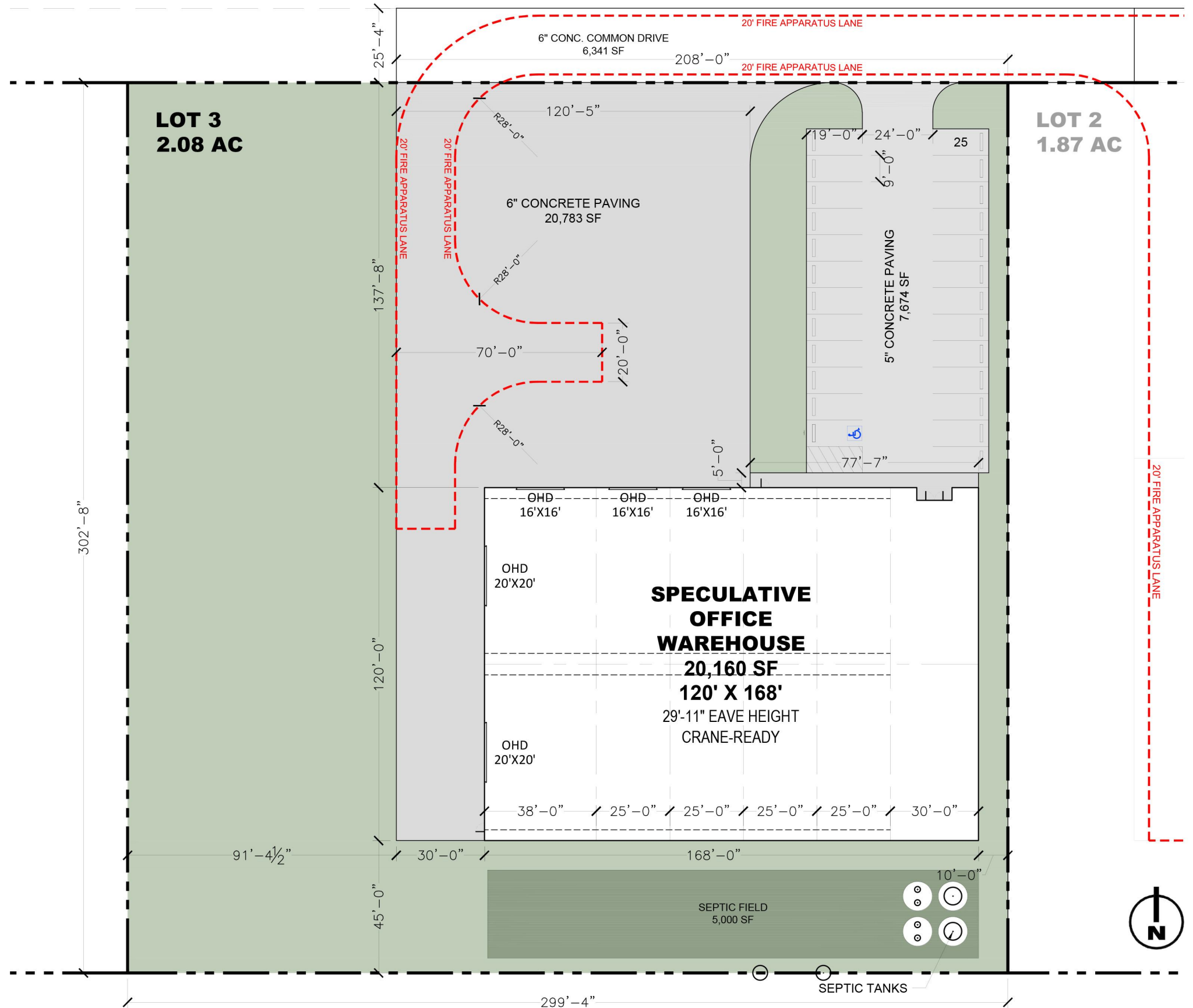
1 - OVERALL SITE PLAN



AREA MAP



LOCAL MAP



2 - ENLARGED SITE PLAN

FM 529

Newland
Homes
Elyson
Community

BEAR CREEK

US 290
8.5 mi.

I-10
5.5 mi.

99
TEXAS

Site



GRAND PARKWAY 529
BUSINESS PARK MASTER PLAN
KATY, TX

Site

