

Katy: 20,040 SF Crane Served Warehouse

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

Available
11/1/2026



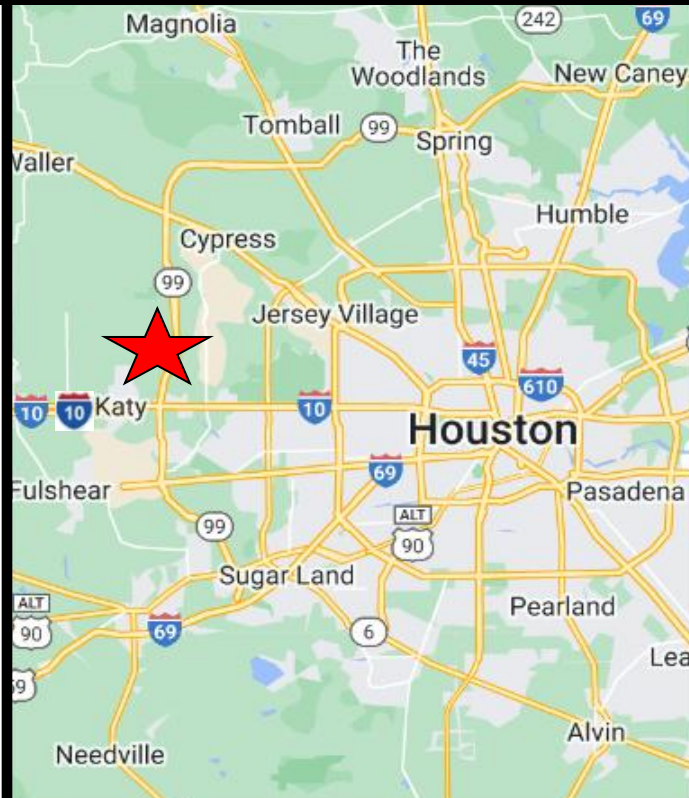
For Lease Only: \$25,050/mo (\$1.25/SF), NNN

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.

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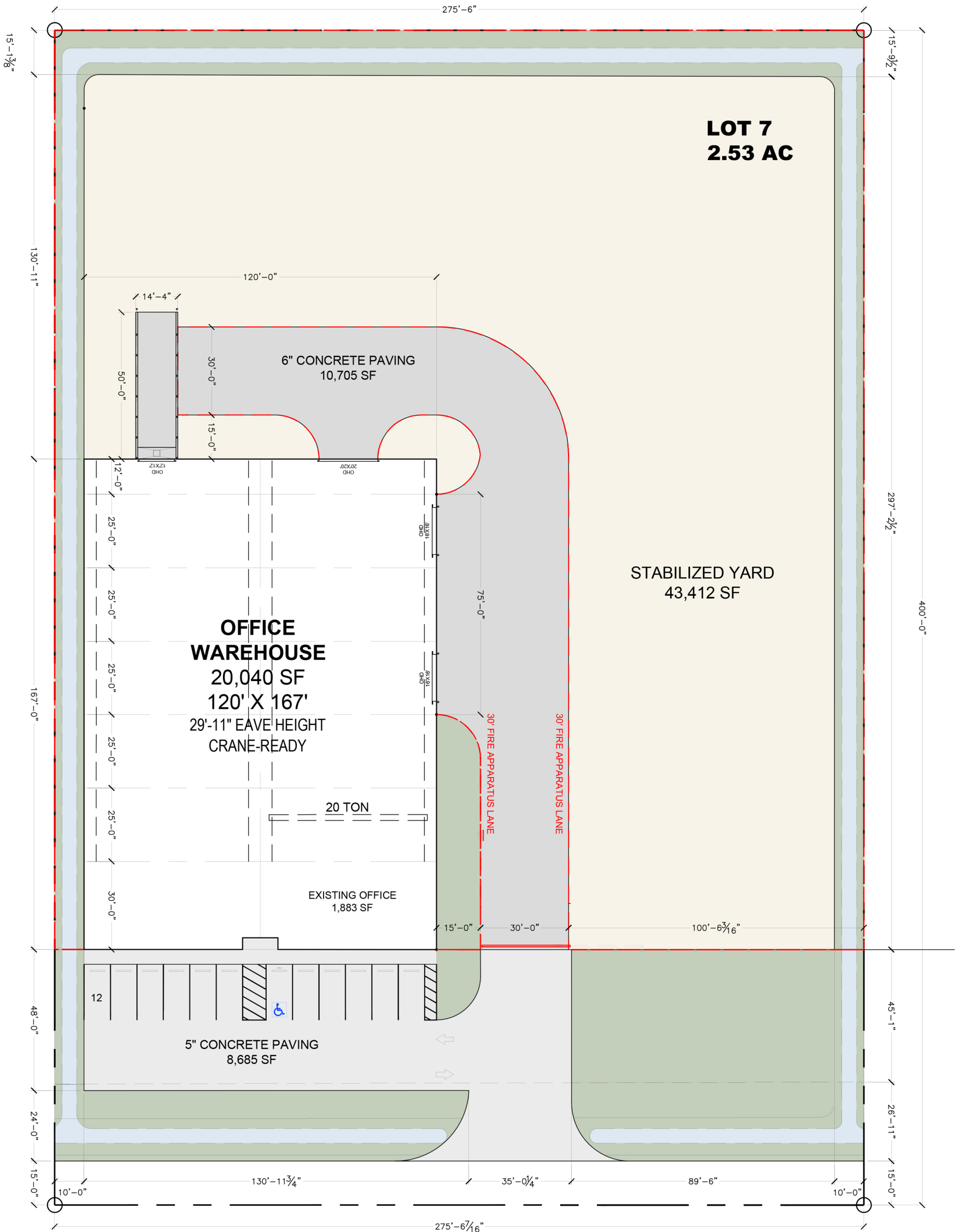
COMMERCIAL

713.681.1100 www.cretx.com
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GRAND PARKWAY INDUSTRIAL PARK
LOT 7 - 2.53 AC
23563 CLAY RD. KATY, TX 77493

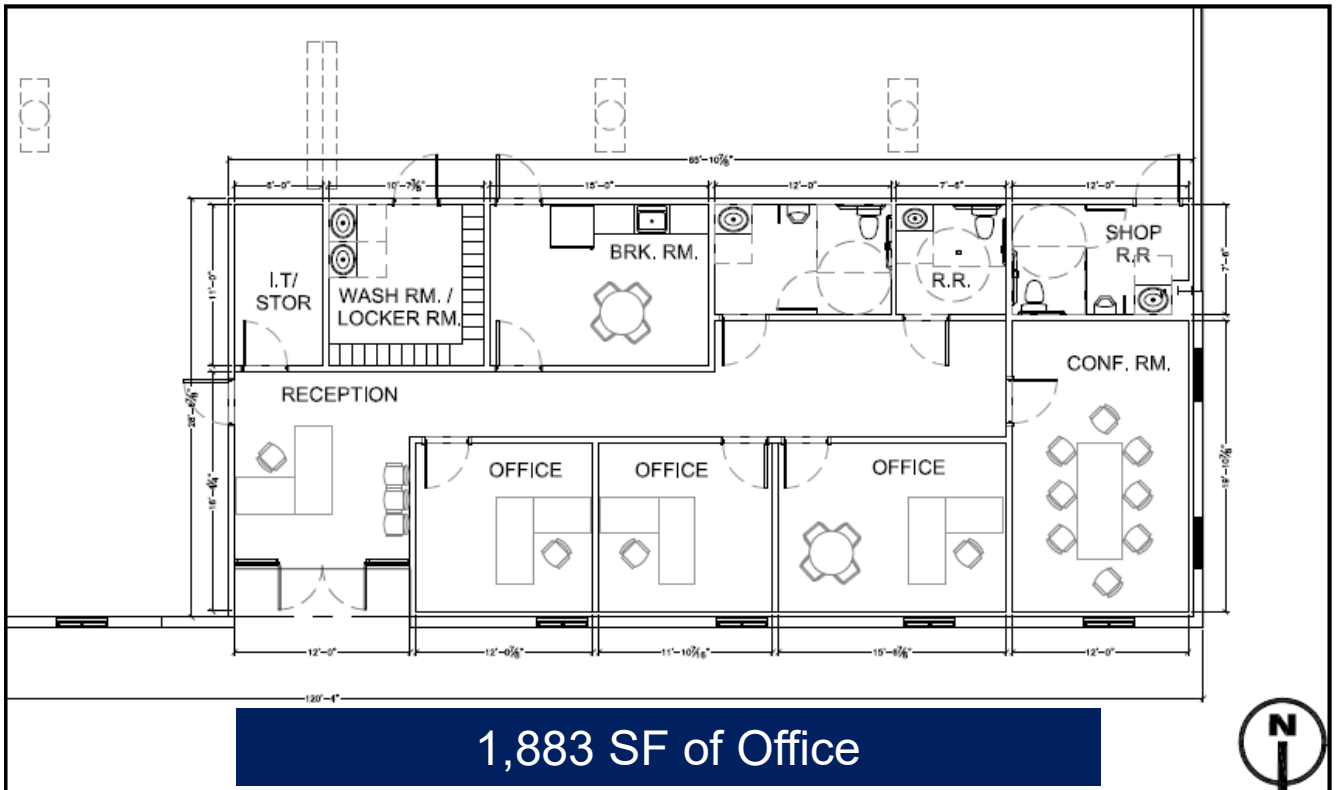
BUILDING FOOTPRINT: 20,040 SF
6" CONCRETE: 10,705 SF
5" CONCRETE: 8,685 SF
STABILIZED YARD: 43,412 SF

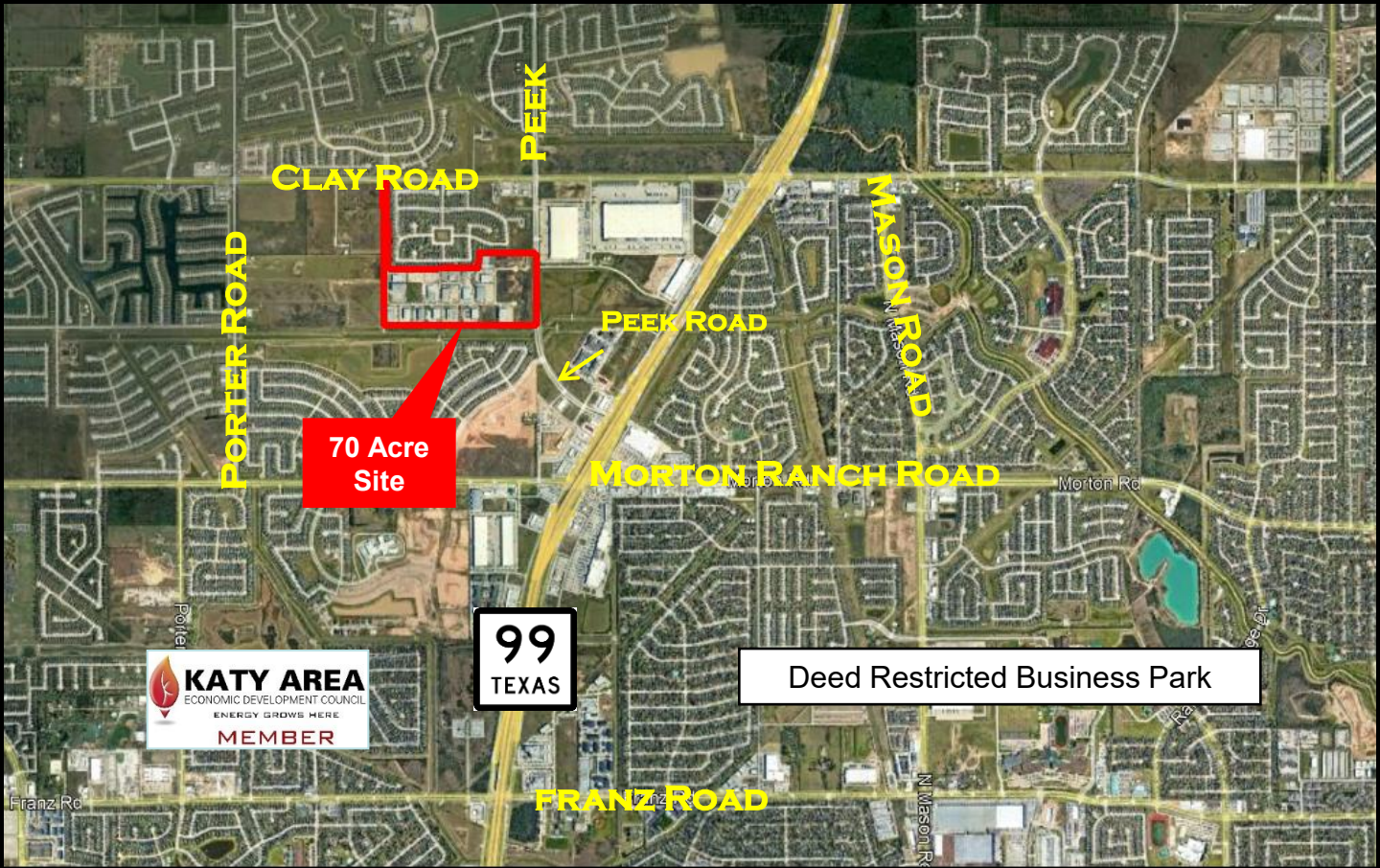
PARKING SPACES: 12





20-ton crane with 20' hook height





Clay Road

