



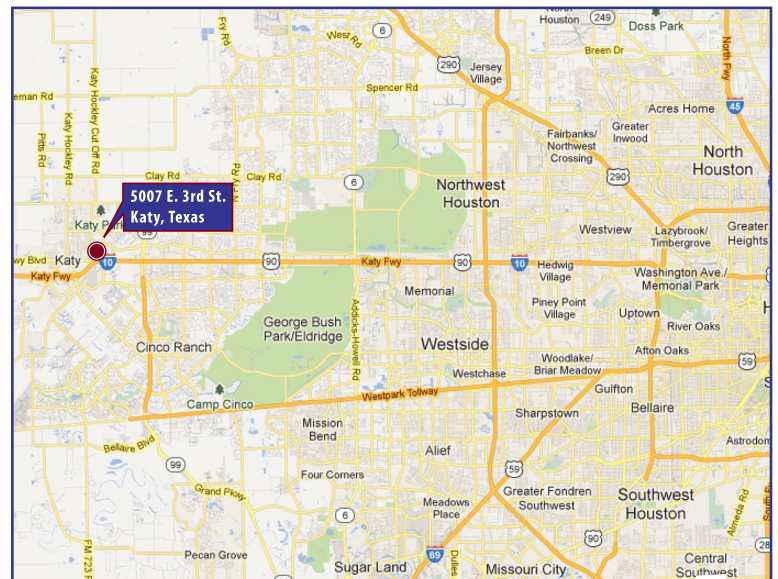
**±10,000-36,818 SF Office/Warehouse/Shop Facility**

**PROJECT FEATURES**

- Total Size: ±10,000-36,818 SF Total
- Office: ±6,384 SF Total (3-Floors)
  - 1st Level: ±2,128 SF
  - 2nd Level: ±2,128 SF
  - 3rd Level: ±2,128 SF
- Warehouse: ±30,434 SF
- Land: ±2.327 Acres
- Clear Height: 16'-30'
- Three (3) Grade Level Doors
- Gated Truck Court / Laydown Yard
- Stabilized Outside Storage Area
- Located in Harris County
- Metal Construction
- Located at the SW Corner of 3rd Street and Katy Fort Bend Road in the West Houston Market
- Call for Pricing

Located in the Far West Houston/Katy Area w/ Excellent Visibility from I-10 with Great Access to I-10, Grand Parkway, Beltway 8 and Houston's Major Thoroughfares

**5007 E. 3rd St. - Katy, TX 77493**

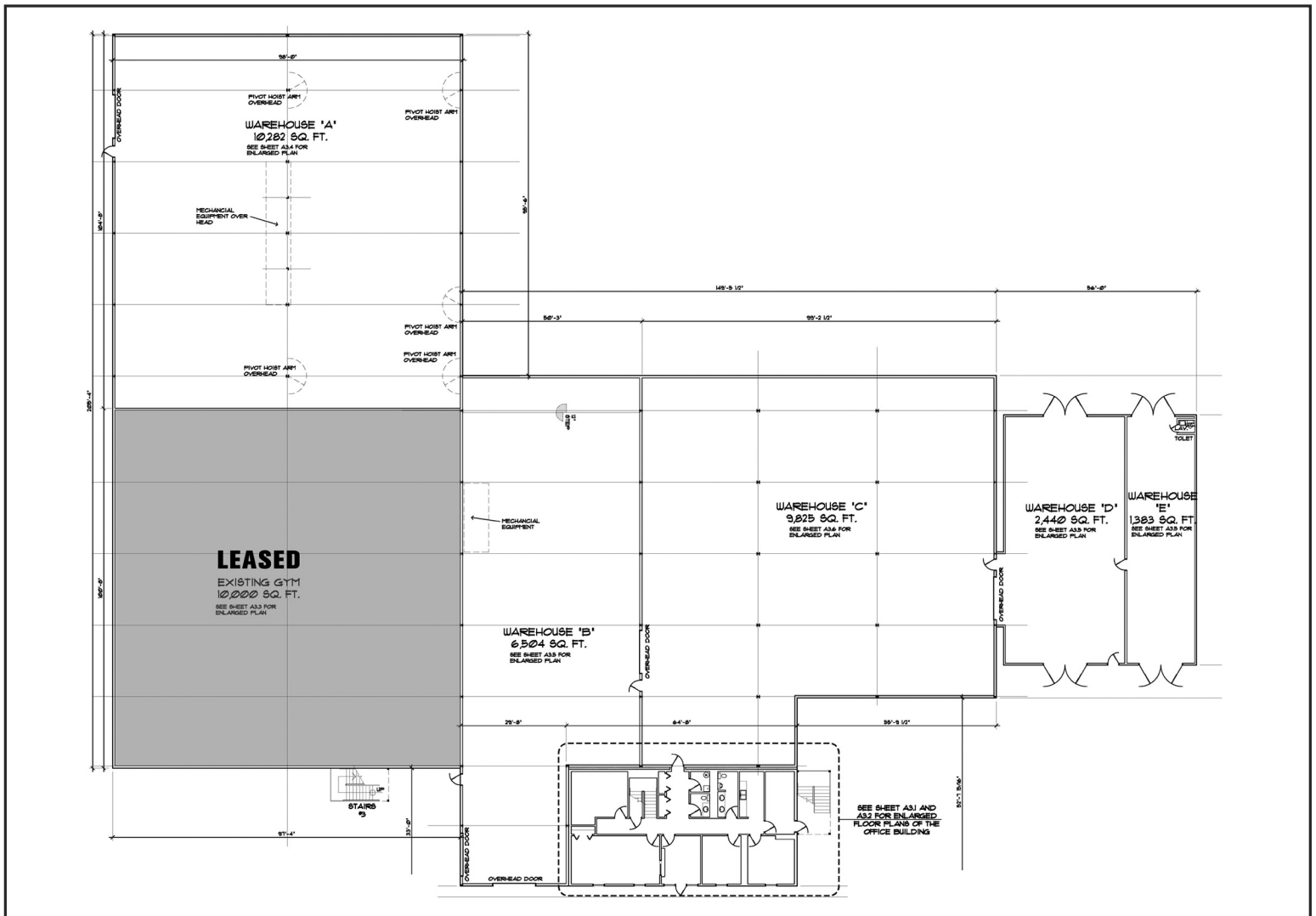


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**Floor Plan**



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