

20,160 SF 20-ton Crane Ready Warehouse

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

**For
Lease**

* Not actual building

2.71 acre laydown yard

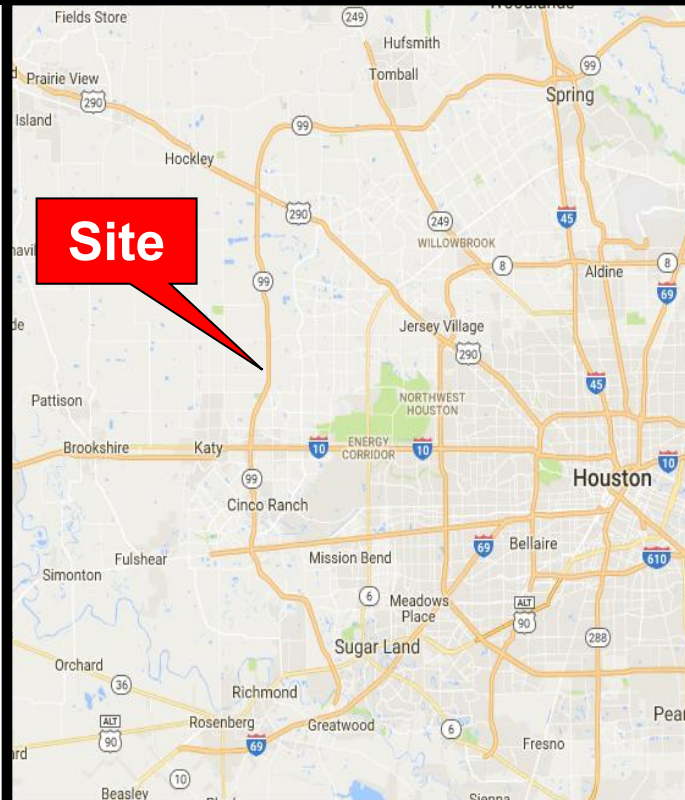
For Lease Only: \$30,500/month , NNN

Location:

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

Features:

- 20,160 SF Warehouse with 10% office (120' x 168' x 30' eave)
- 4.38 acre site with 2.71 acres of outside storage yard
- 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.

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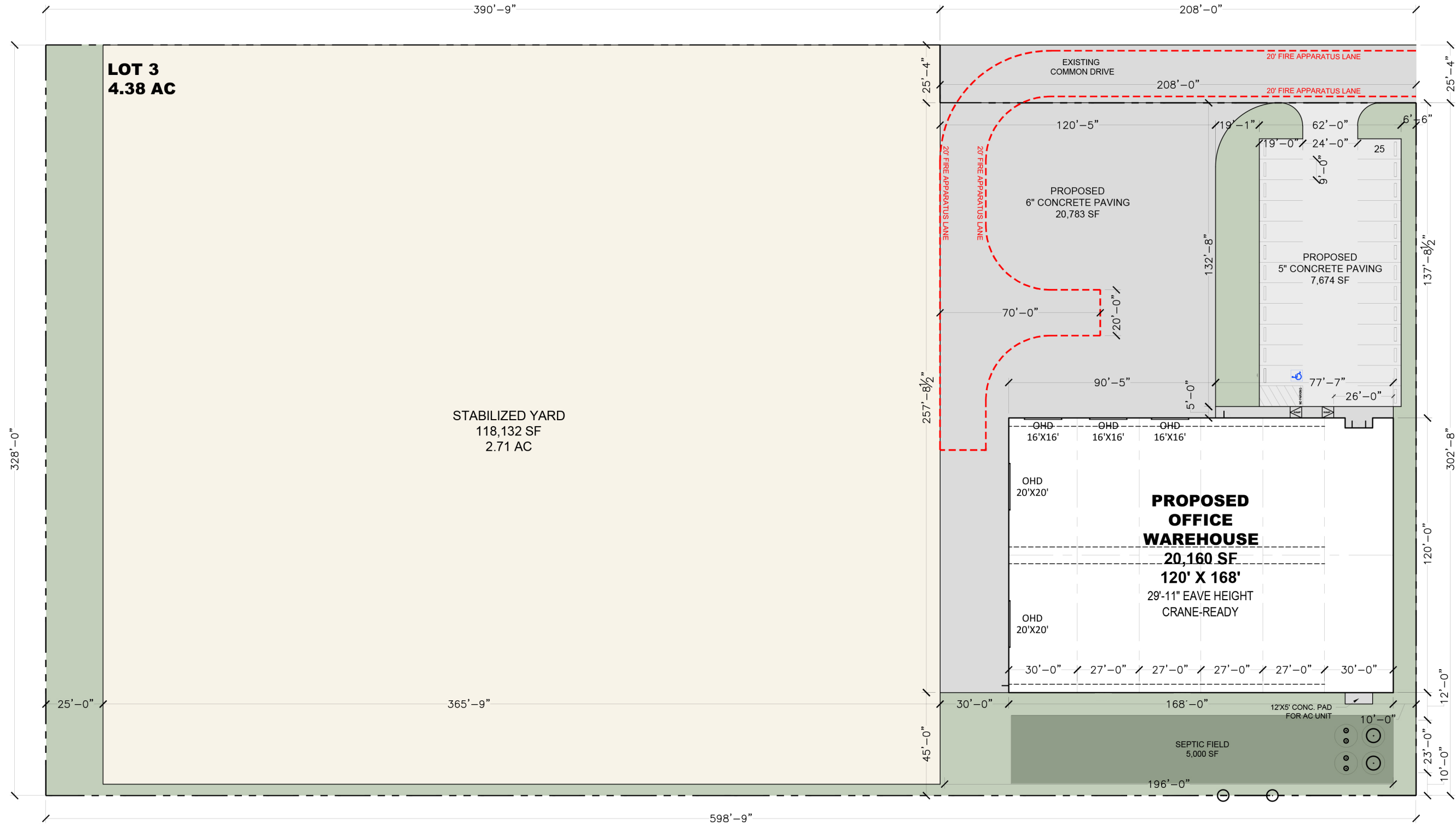
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GRAND PARKWAY BUSINESS PARK
LOT 3 - 4.38 AC
6537 STOCKDICK SCHOOL RD.
KATY, TX 77449

BUILDING FOOTPRINT:	20,160 SF
5" CONCRETE PAVING	7,674 SF
6" CONCRETE PAVING	20,783 SF
STABILIZED YARD:	118,132 SF
SEPTIC FIELD:	5,000 SF
 PARKING SPACES:	 25



FM 529

Newland
Homes
Elyson
Community

BEAR CREEK

US 290
8.5 mi.

I-10
5.5 mi.

99
TEXAS

Site



Site

