## FOR LEASE OFFICE / WAREHOUSE BUILDING

## FEATURES

- $\cdot$  31,200 SF manufacturing building available on 2.45 acres
- · 20 ton crane ready
- · 28 ft eave height, concrete tilt-up panels
- $\cdot\,$  Located on US Hwy 90, between Pederson Rd. and Brookline Rd.
- $\cdot\,$  Excellent access to I-10, Grand Parkway and Hwy 290
- $\cdot$  Deed restricted park with professional management

Pederson Rd

Building P

City of Katy utilities

My Pipeline Supply, LLC dba MPS

Mayekawa US

- · Regional detention provided
- · ESFR fire sprinkler system available



DETENTION POI LOT ±19.8 AC

00.00 + 31

le mini

Pederson Rd

BUILDING 1 31,200 SF AVAILABLE

Cement Termina

+60.1 AC

重重重

2000' PEDERSON RD WEST BUSINESS PARK

> SOLD DOCK HIGH DISTRIBUTION 1,300,000 S.F. 29895 US-90

**Pavestone - Creating** 

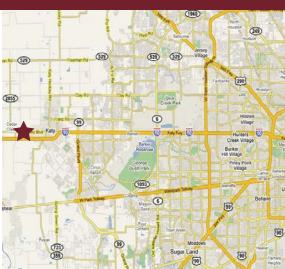
1206

±12.4 AC. 21 Medline Li

い

550'

All-Tech Fuel Systems



For further information please contact:

Copeland Rhea /Charlie Christ P 713.789.2529 F 713.782.3755 crhea@claydevelopment.com

PEDERSON WEST BUILDING 1 PEDERSON ROAD WEST BUSINESS PARK



INTERSTATE HIGHWAY 10

Idis

## FOR LEASE OFFICE / WAREHOUSE BUILDING

US HIGHWAY 90 -EDGE OF ASPHALT . TS Ć 30' B.L. & UTILITY EASEMENT VOL. 311, PG. 689 & VOL. 338, PG. 194, W.C.D.R. NEW 35' B.L. (VERIFY CRANE READY ONLY-20 TON/20'HOOK 60' 60' 120' TPP. 26' 14X16 0H PEDERSØN WEST <u>BUILDING 1</u> 260 31,200 S.F. 14X16 0H 6" CONCRETE AT GRADE TRUCK COURT **MEDLINE LN** 14X16 0H PG. 194, W.C.D.R. **S**pa 689 & VOL. 338, 6" CONCRETE DRIVE 5" CONCRETE PARKING  $\bigcirc$ PG. 311, VOL. PARK DRIVE

## **PEDERSON WEST BUILDING 1** PEDERSON ROAD WEST BUSINESS PARK

