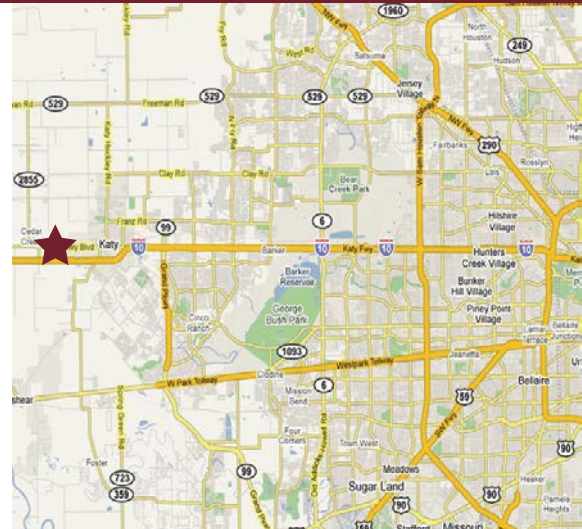


FOR LEASE OFFICE / WAREHOUSE BUILDING

FEATURES

- 31,200 SF manufacturing building available on 2.45 acres
- 20 ton crane ready
- 28 ft eave height, concrete tilt-up panels
- Located on US Hwy 90, between Pederson Rd. and Brookline Rd.
- Excellent access to I-10, Grand Parkway and Hwy 290
- Deed restricted park with professional management
- City of Katy utilities
- Regional detention provided
- ESRF fire sprinkler system available



For further information please contact:

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 P 713.789.2529
 F 713.782.3755
 crhea@claydevelopment.com

PEDERSON WEST BUILDING 1 PEDERSON ROAD WEST BUSINESS PARK



FOR LEASE OFFICE / WAREHOUSE BUILDING

US HIGHWAY 90

EDGE OF ASPHALT



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MEDLINE LN

PEDERSON WEST
BUILDING 1
31,200 S.F.

6" CONCRETE
AT GRADE TRUCK COURT

5" CONCRETE
PARKING

6" CONCRETE DRIVE

PARK DRIVE

PEDERSON WEST BUILDING 1 PEDERSON ROAD WEST BUSINESS PARK

