



ANSERRA



I-10 & ANSERRA TRAIL

BUILDING 1

28347 KATY FWY, KATY, TX 77494

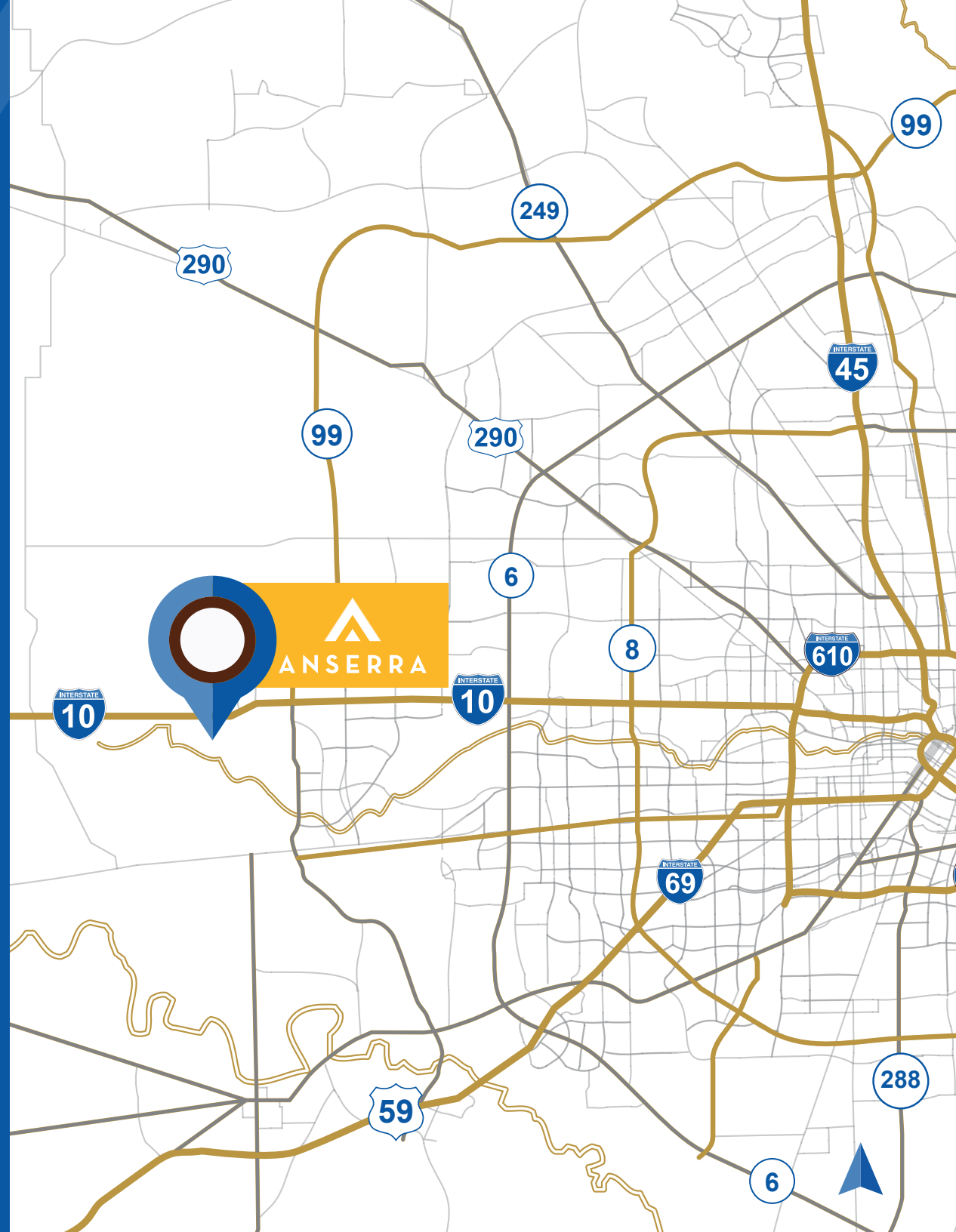
FOR SALE OR LEASE
AVAILABLE NOW

±205,895 SF

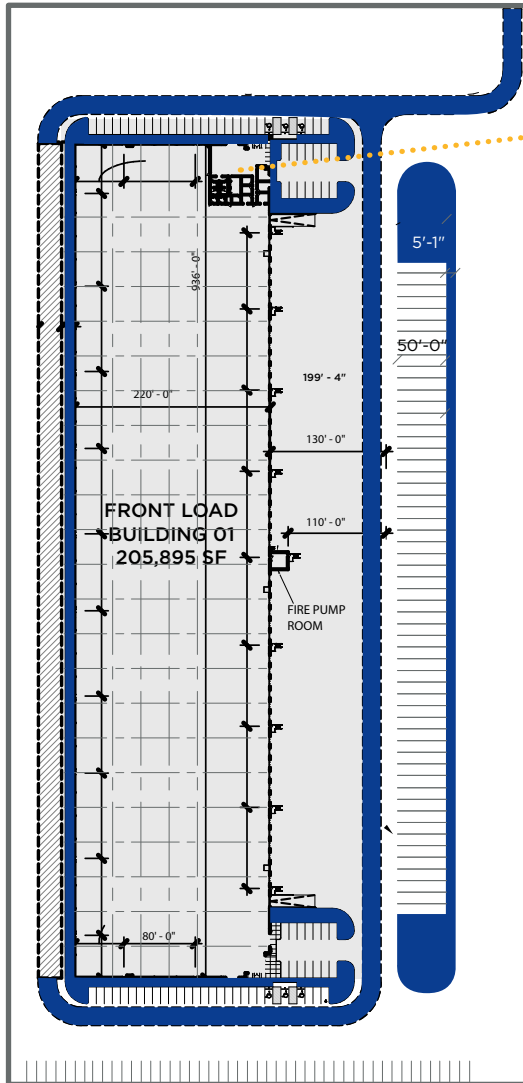


PROPERTY HIGHLIGHTS

- Construction Class A building totaling $\pm 205,895$ SF
- Located in West Houston submarket with I-10 visibility
- Front load available (divisible)
- I-10 frontage and visibility
- Generous auto and trailer parking
- Available now



BUILDING 1 FRONT LOAD SITE PLAN



4,370 SF
Office Spec
Plan Available



205,895 SF



Class-A Building



220' Building Depth



ESFR Sprinklers



32' Clear Height



52' x 53-4"
Column Spacing



56 Trailer Parking



182 Car Parking



3 phase, 480v, 2,000 amp buss tap box with a 200 amp house service and a 400 amp service for the fire pump



38 dock high

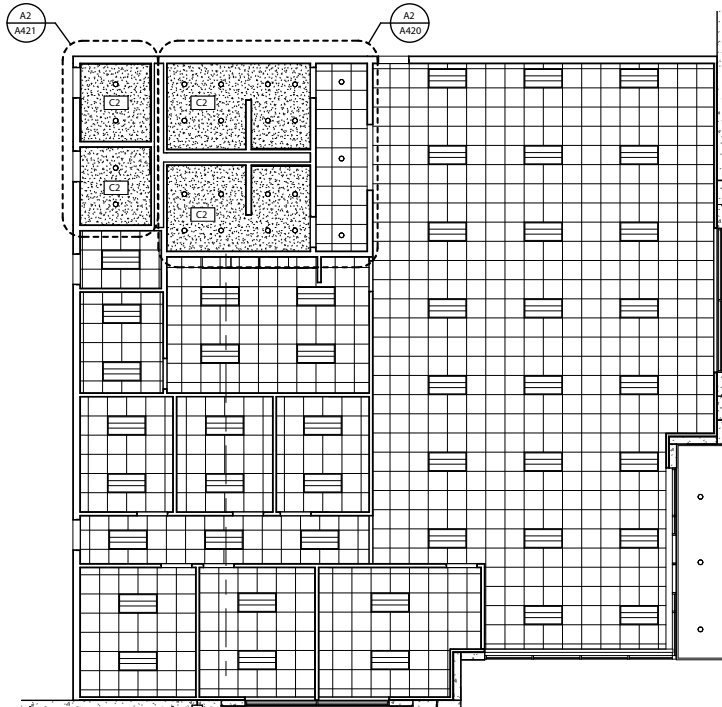


2 ramps

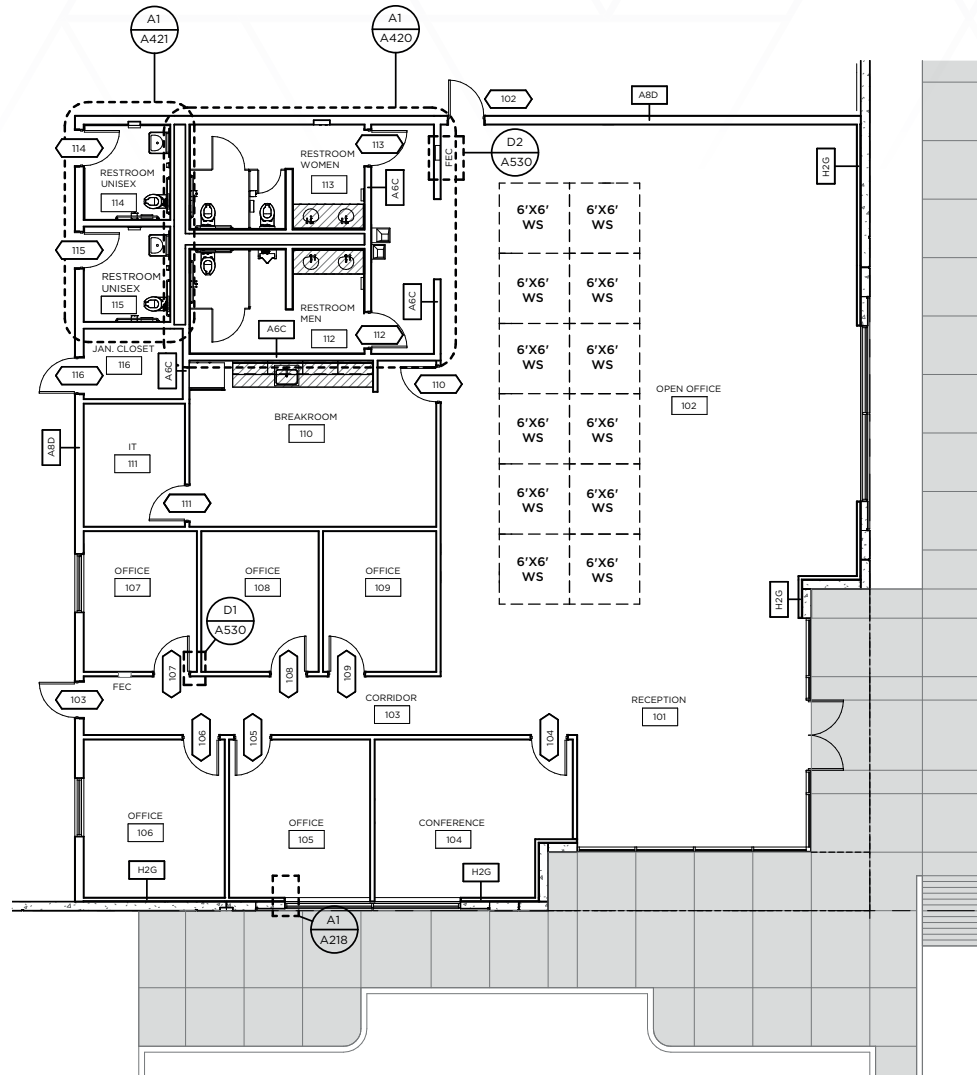
OFFICE BUILDING 1 SITE PLAN

BUILDING 1

- 4,370 SF
- Make Ready Scope
- 3 – 40,000 lb mechanical dock levelers
- 2 – LED light fixtures per bay
- 1 Air Change per hour exhaust fans
- Joint sealants and diamond hard floor sealer throughout the entirety of the warehouse



BUILDING 1 - ENLARGED OFFICE SITE RCP

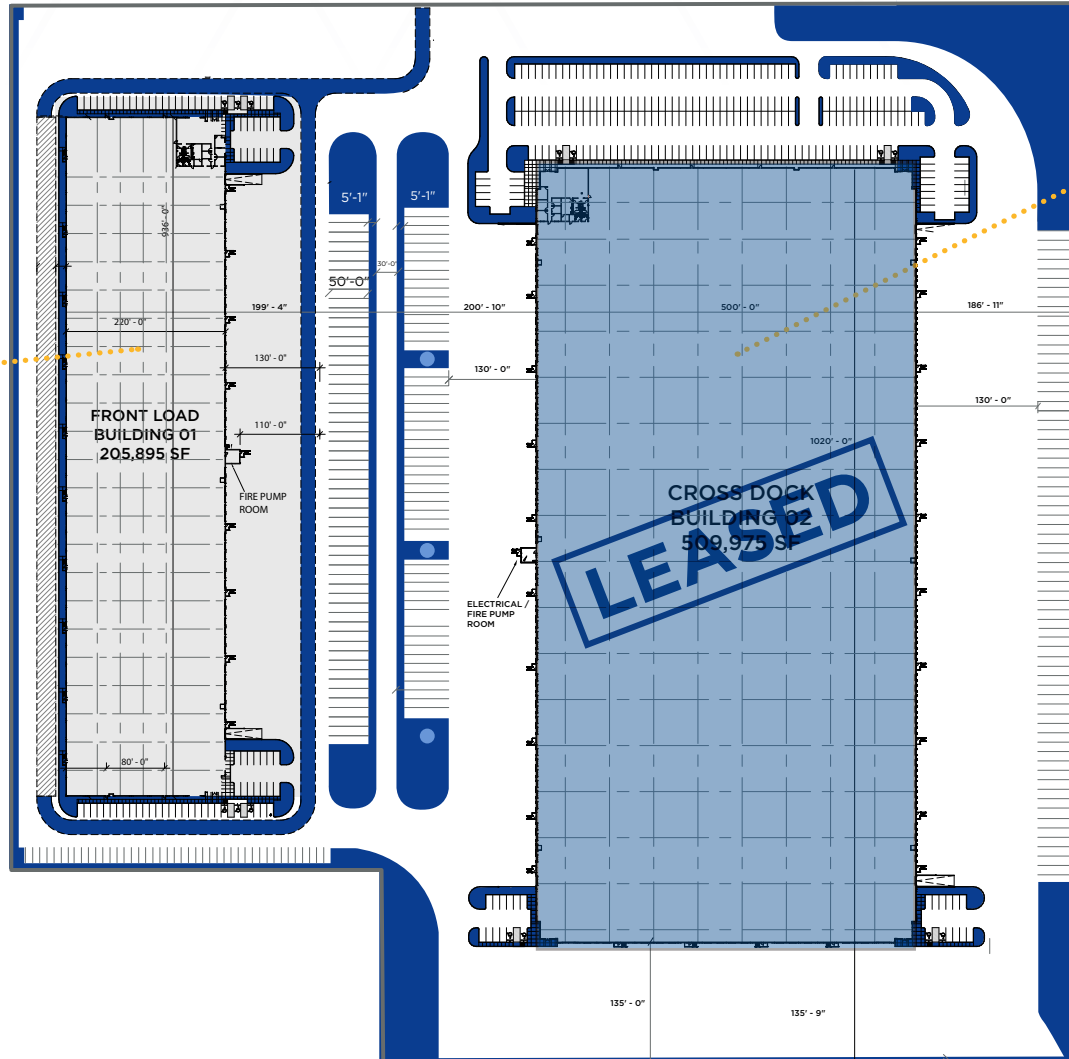


BUILDING 1 - ENLARGED OFFICE SITE PLAN

FULL SITE PLAN

FRONT LOAD

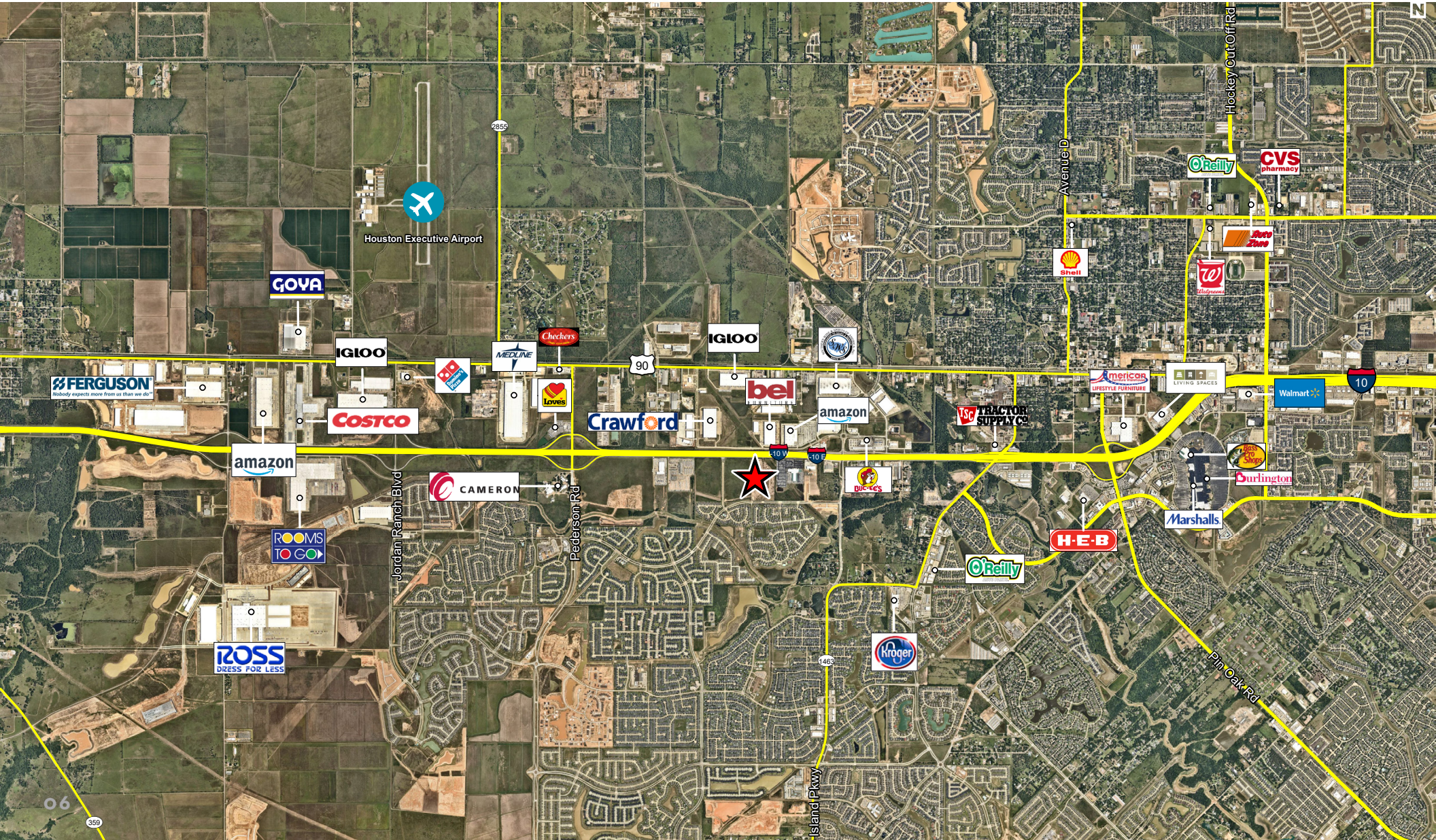
- Class-A Building
- 205,895 SF
- 182 Car Parking
- 56 Trailer Parking
- ESFR Sprinklers
- 32' Clear Height
- 220' Building Depth
- 4,370 SF Office Spec Available
- 3 phase, 480v, 2,000 amp buss tap box with a 200 amp house service and a 400 amp service for the fire pump
- 38 dock high
- 2 ramps
- 52' x 53'-4" Column Spacing



CROSS DOCK

- Class-A Building
- 509,975 SF
- 254 Car Parking
- 123 Trailer Parking
- ESFR Sprinklers
- 36' Clear Height
- 500' Building Depth
- 4,370 SF Office Spec Available
- 3 phase, 480v, 4,000 amp buss tap box with a 400 amp house service and a 400 amp service for the fire pump
- 100 dock high
- 4 ramps
- 56' x 47'-6" Column Spacing

NEIGHBORING TENANTS





ANSERRA

FOR MORE INFORMATION, PLEASE CONTACT:

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