

# FOR LEASE

2244 N. MASON ROAD, KATY, TEXAS 77449

±373,860 SF CROSS-DOCK WAREHOUSE | MASON ROAD INDUSTRIAL PARK

partners

PARTNERSREALESTATE.COM

NOW AVAILABLE





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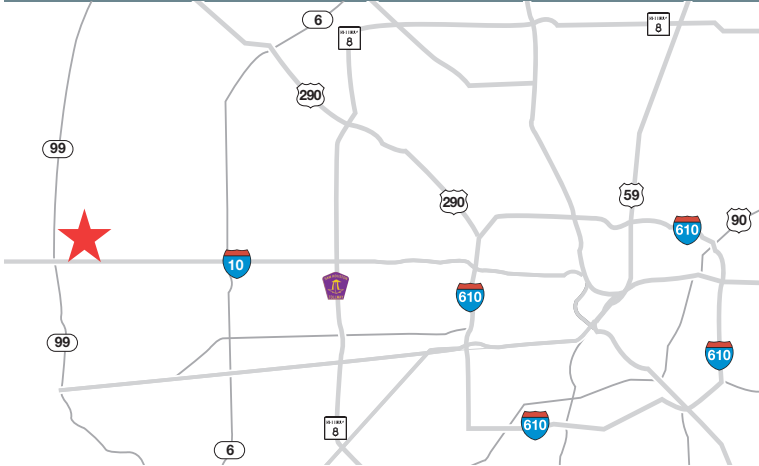
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## PROPERTY HIGHLIGHTS:

- ±373,860 SF Cross-Dock Building Available
- ±2,000 SF of Office
- 32' Clear Height
- ESFR Sprinkler System
- (62) Dock-High Doors (20 Pit Levelers)
- (4) Drive-In Ramps
- (6) Big Ass Fans in Staging Bay
- 52' x 50' Column Spacing with 60' Speed Bays
- 130' Truck Court
- (72) Trailer Parking Spots
- LED Lighting
- 319 Existing Car Parks
- Fully Fenced
- Outside Storage Available
- Great Freeway Access to I-10 and Grand Parkway





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EXTERIOR IMAGES



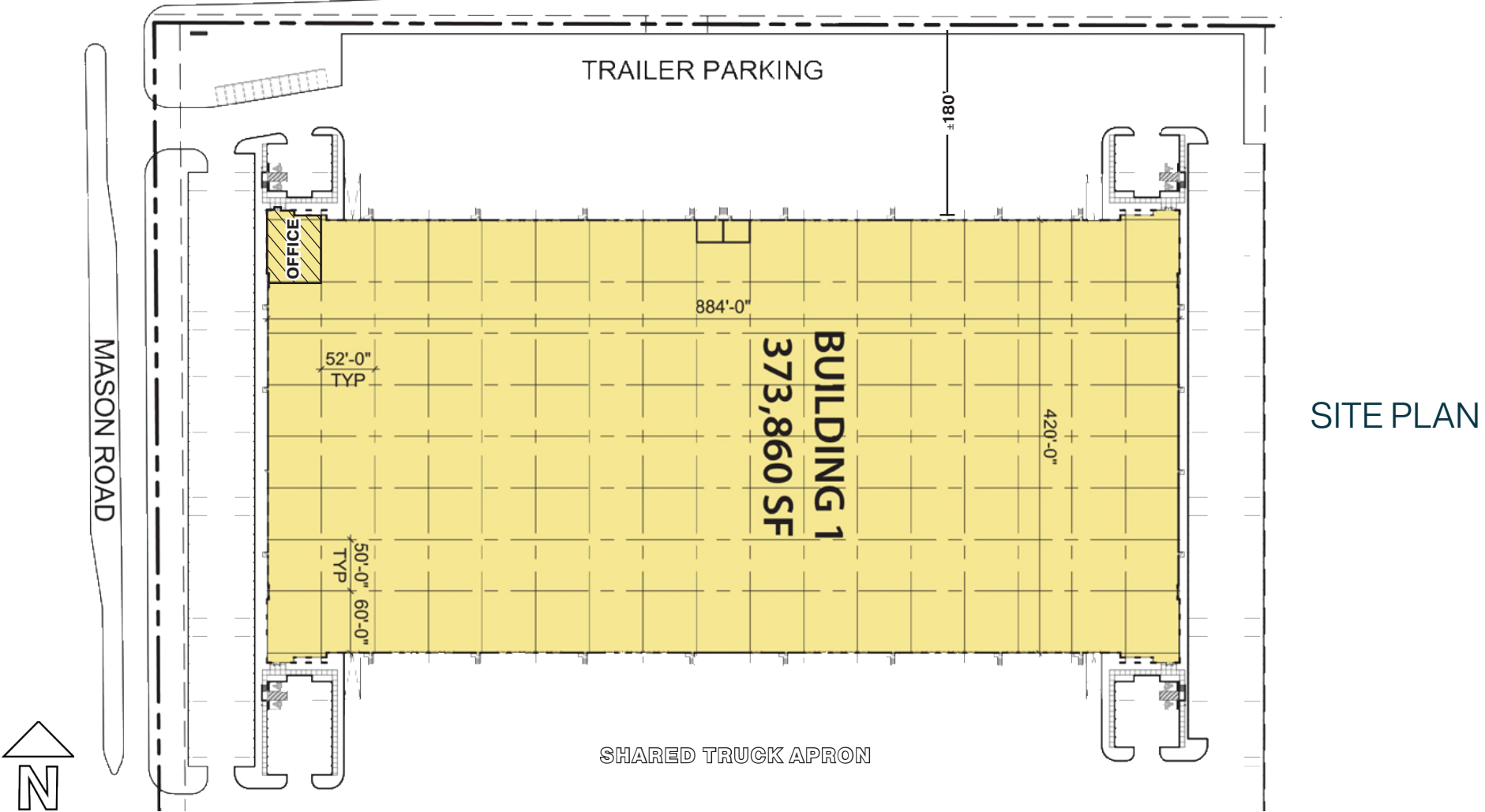
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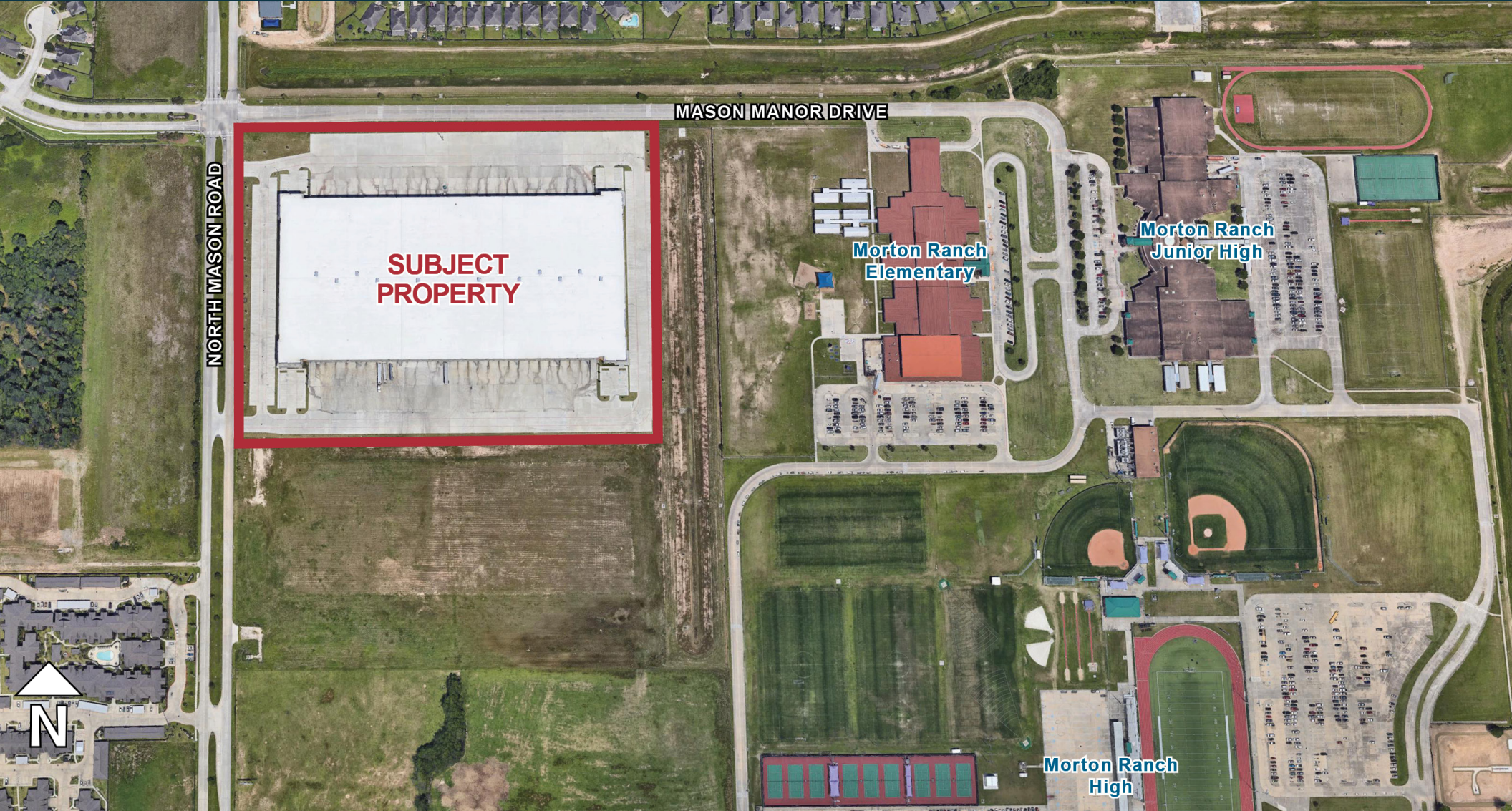
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