



For Lease - New Construction

73,070 SF
Available

7737 Cherokee Rd
Katy, TX 77494

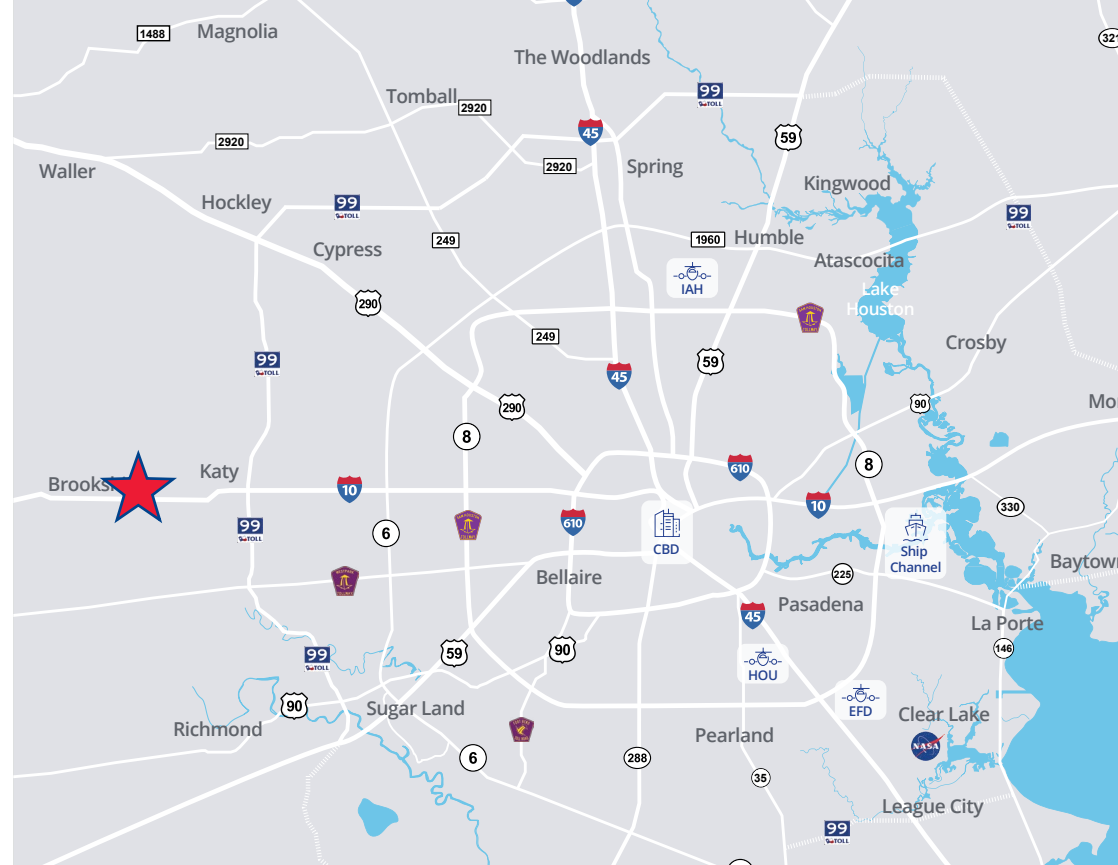
For Lease

184,205 SF Distribution Building with Spec Office Available in West Ten Business Park in Katy, TX.

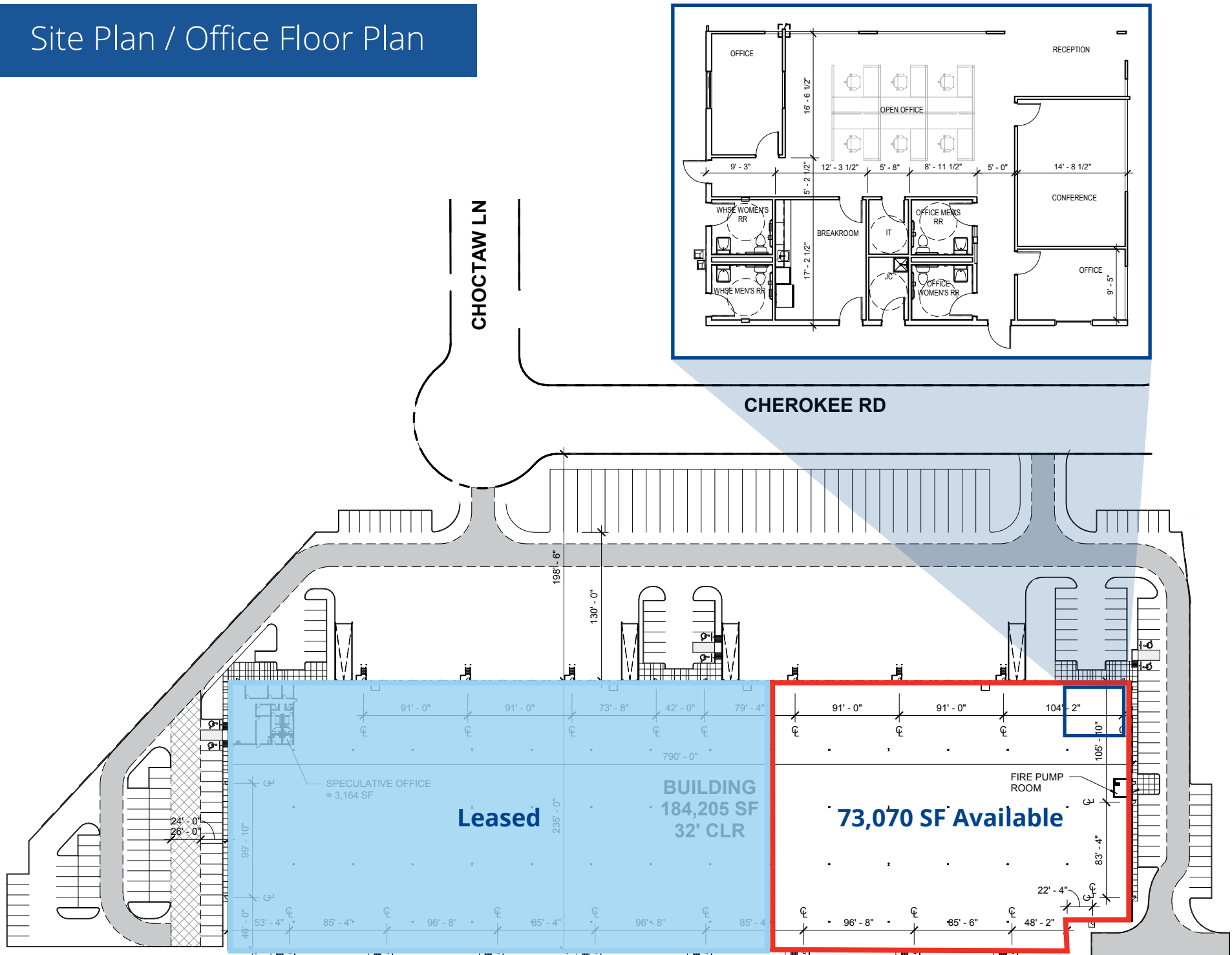
7737 Cherokee is located in West Ten Business Park, a master planned, deed restricted business park in Katy, Texas. The park is conveniently located in a major transportation corridor between I-10 and Highway 90 and is surrounded by many prominent large distribution companies. The buildings location offers superior visibility and connectivity in a high demand market.

Space Features

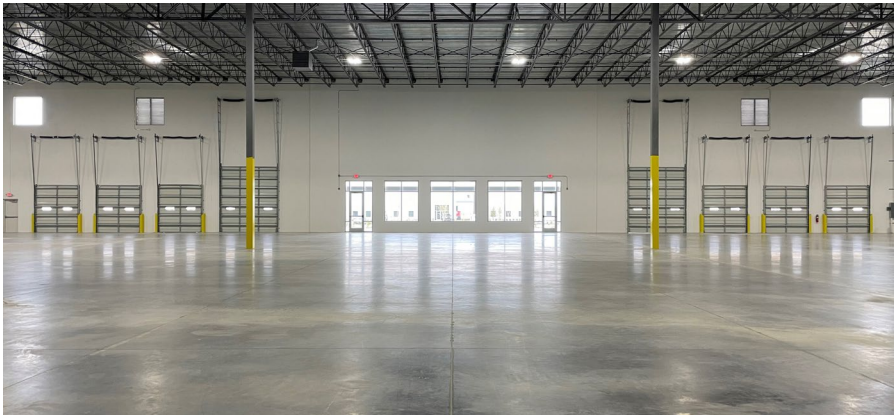
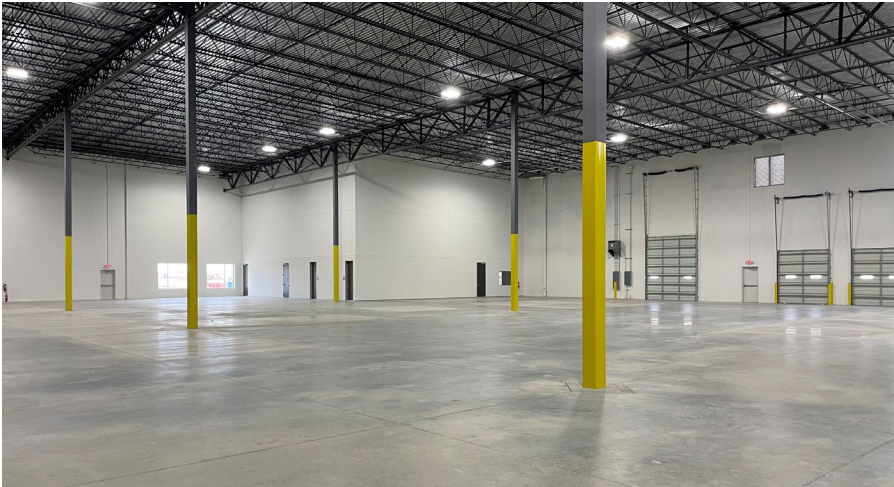
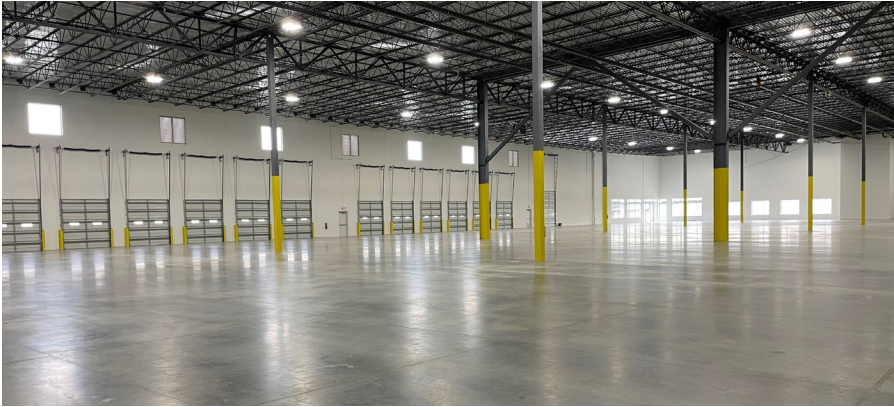
- **73,070 SF Available for Lease**
- 2,243 SF of pre-finished office
- 32' clear height
- LED warehouse lighting installed
- Front load, dock high loading with ramps
- 13 trailer parks
- Up to 55 car parks
- Concrete tiltwall construction
- 3 phase, 480V, 2,000 amp power
- ESFR sprinkler system



Site Plan / Office Floor Plan



Property Photos





Houston Executive Airport



7737 Cherokee Rd

amazon

GOYA

COSTCO WHOLESALE

Domino's

MEDLINE

Weatherford

igloo

Southern Glazes
Sauce & Spirits

PEPPERL+FUCHS

7,685 CPD

90

igloo

107,030 CPD

10

FERGUSON

ROOMS TO GO

Crawford

bel FURNITURE

amazon

Bucar's

igloo

ROSS DRESS FOR LESS

Travel Distances

Brookshire	6.1 miles	Austin	132 miles
Grand Parkway	5 miles	San Antonio	167 miles
Beltway 8	19.1 miles	Dallas	254 miles
Downtown Houston	32.4 miles		
Bush IAH Airport	46.9 miles		
Hobby Airport	42.8 miles		

View Google Map



Downtown



PEPPERL+FUCHS

73,070 SF Available

amazon



bel FURNITURE

Cherokee Dr

