

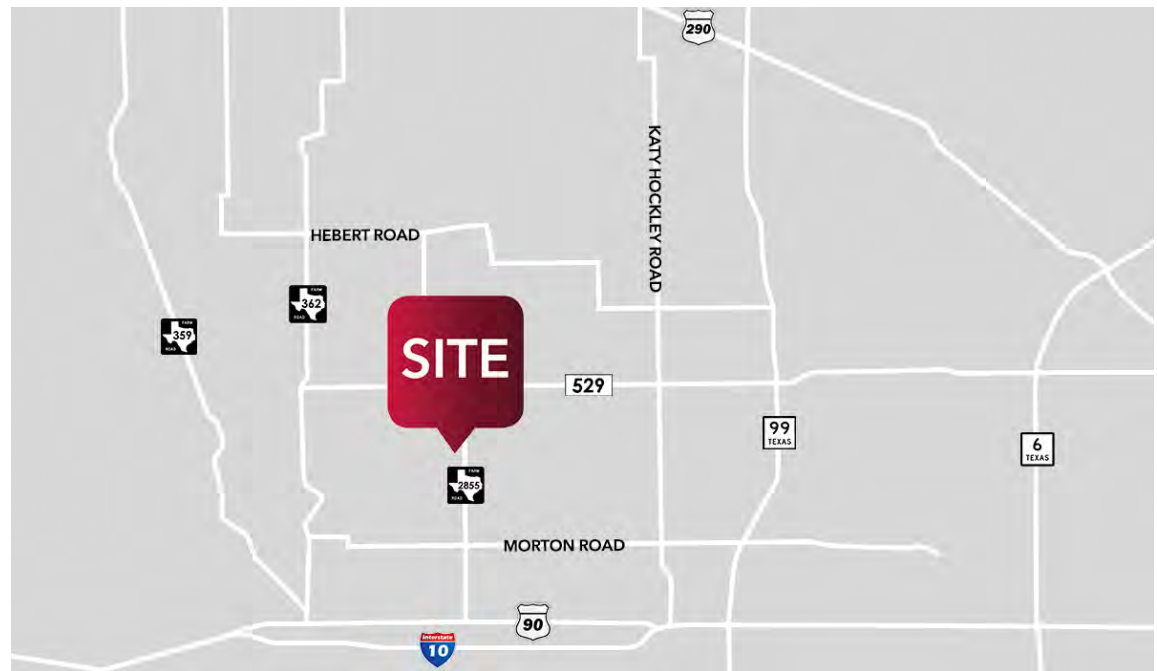
5411 FM 2855 ROAD, KATY, TX 77493

± 30,550 SF AVAILABLE FOR LEASE



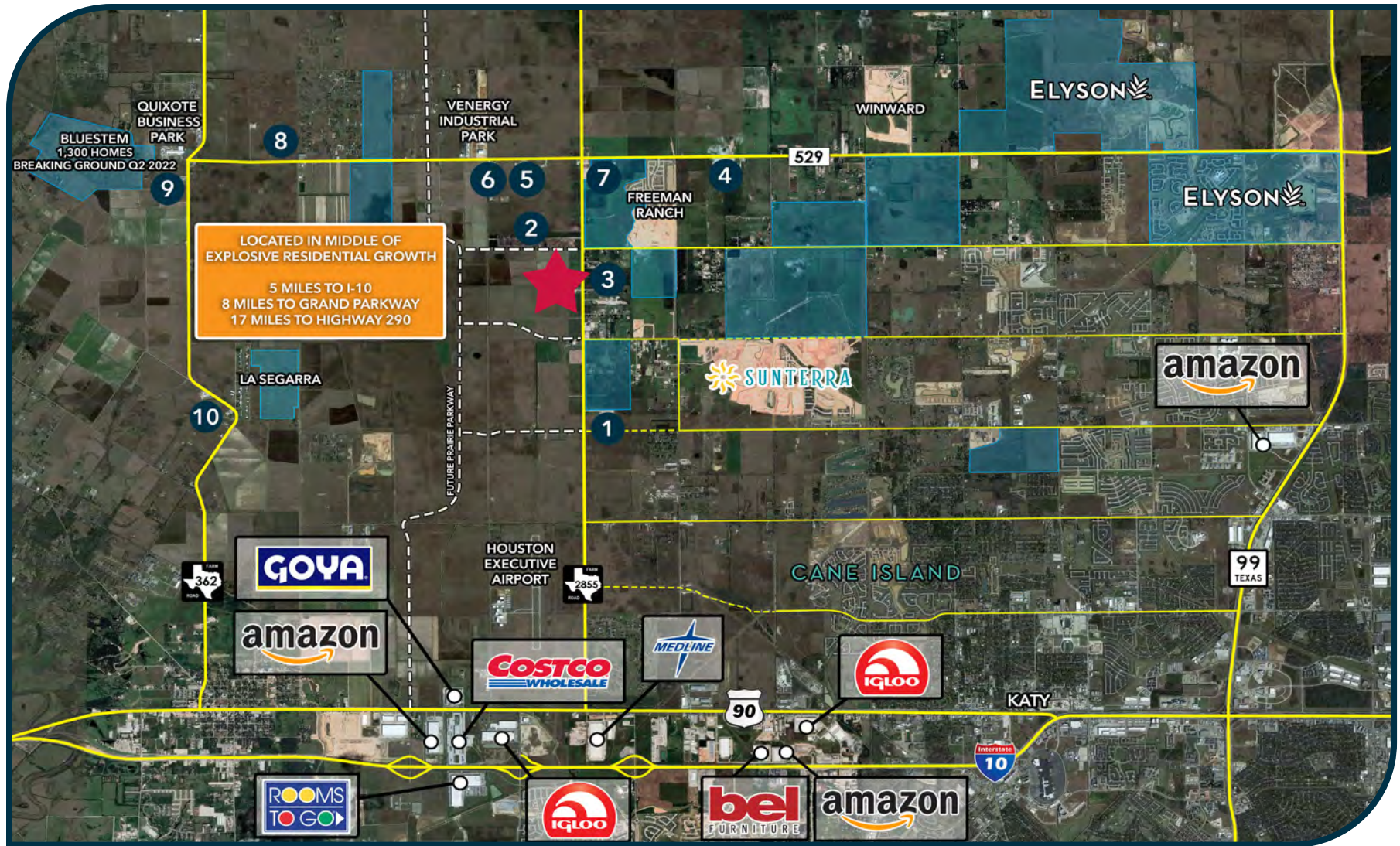
5411 FM 2855 ROAD:

- \pm 30,550 SF Building
- Expandable to \pm 46,800 SF
- Crane Capable Building
- \pm 2,100 SF Office
- \pm 5.64 Acres Fully Fenced and Gated
- Three (3) 12' x 10' Dock Doors
- One (1) 12' x 14' Grade-Level Door
- Built in 2017
- Fully Sprinklered
- \pm 25' Eave Height
- 3 Phase Power
- 2.096710% Tax Rate
- Not Located in Floodplain
- Available October 2022
(Possibly Sooner)



* Please do not disturb tenant. Property tours by appointment only.

DEVELOPMENT MAP



LOCATED IN MIDDLE OF EXPLOSIVE RESIDENTIAL GROWTH

5 MILES TO I-10
8 MILES TO GRAND PARKWAY
17 MILES TO HIGHWAY 290

- | | | |
|------------------------|---------------------------------|-----------------------|
| 1 Ameripark Sportsplex | 5 Boral Roofing | 9 Armor Lite Trailers |
| 2 Living Earth | 6 Payton Construction | 10 Master Wall, Inc. |
| 3 PFP Technologies | 7 CAM Process Technologies | |
| 4 DXP Enterprises | 8 Straight Line Metal Buildings | |

 **SITE**

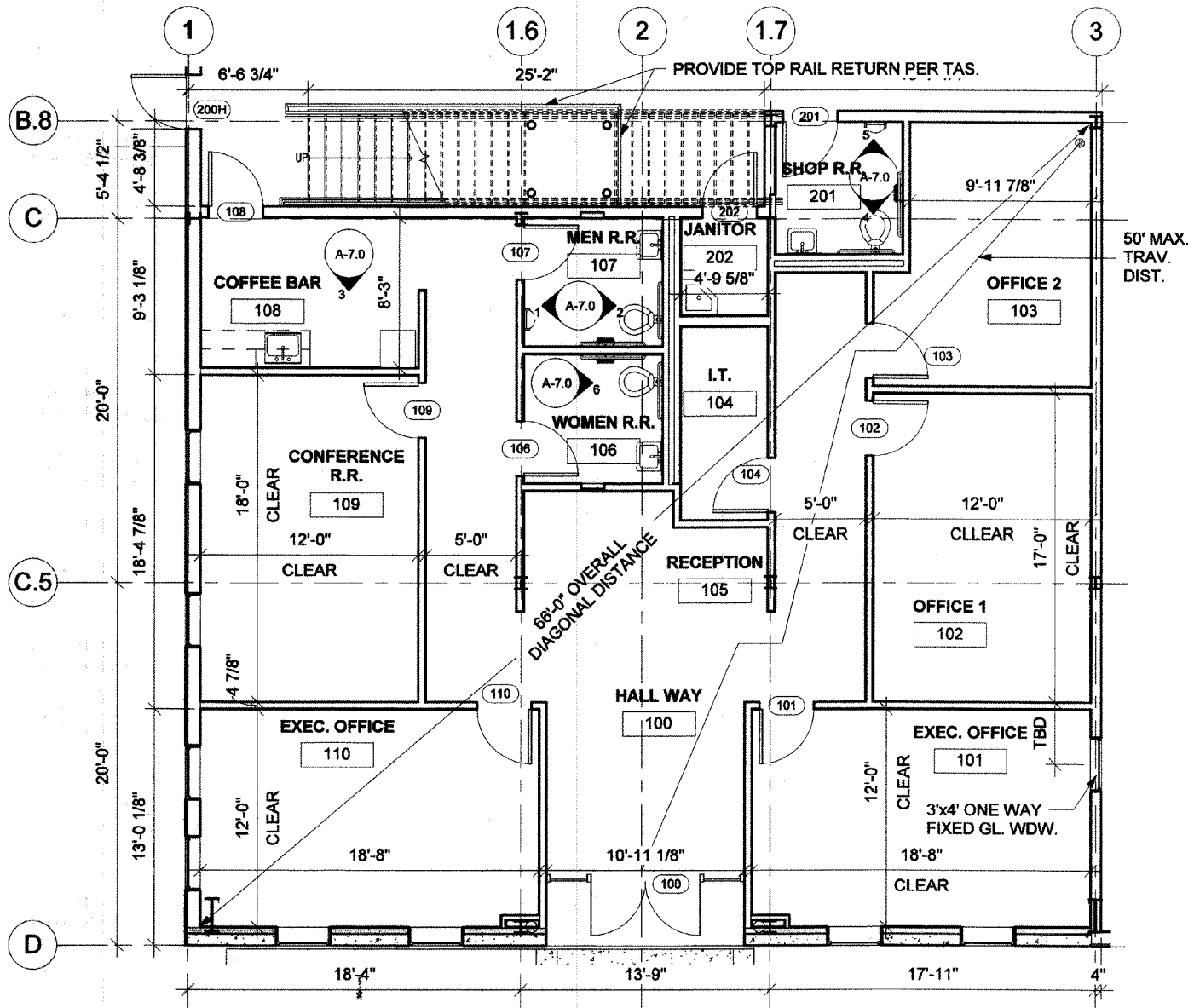
 **PLANNED RESIDENTIAL**

 **FUTURE ROADS**

PROPERTY PHOTOS



EXISTING OFFICE FLOOR PLAN

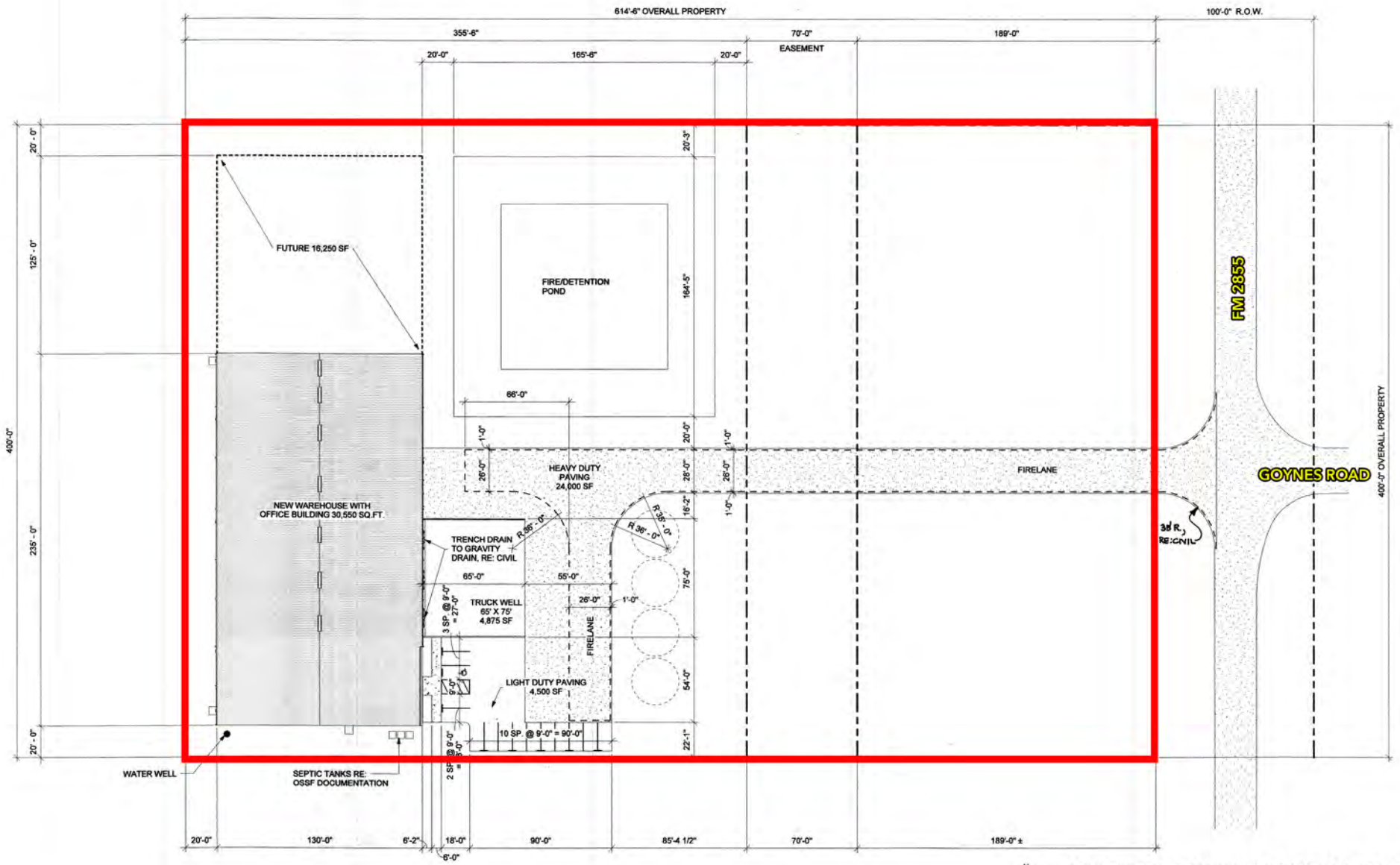


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ENLARGED OFFICE FLOOR PLAN

3/16" = 1'-0"

SITE PLAN



1 ARCHITECTURAL SITE & FIRE LANE PLAN
1" = 30'-0"