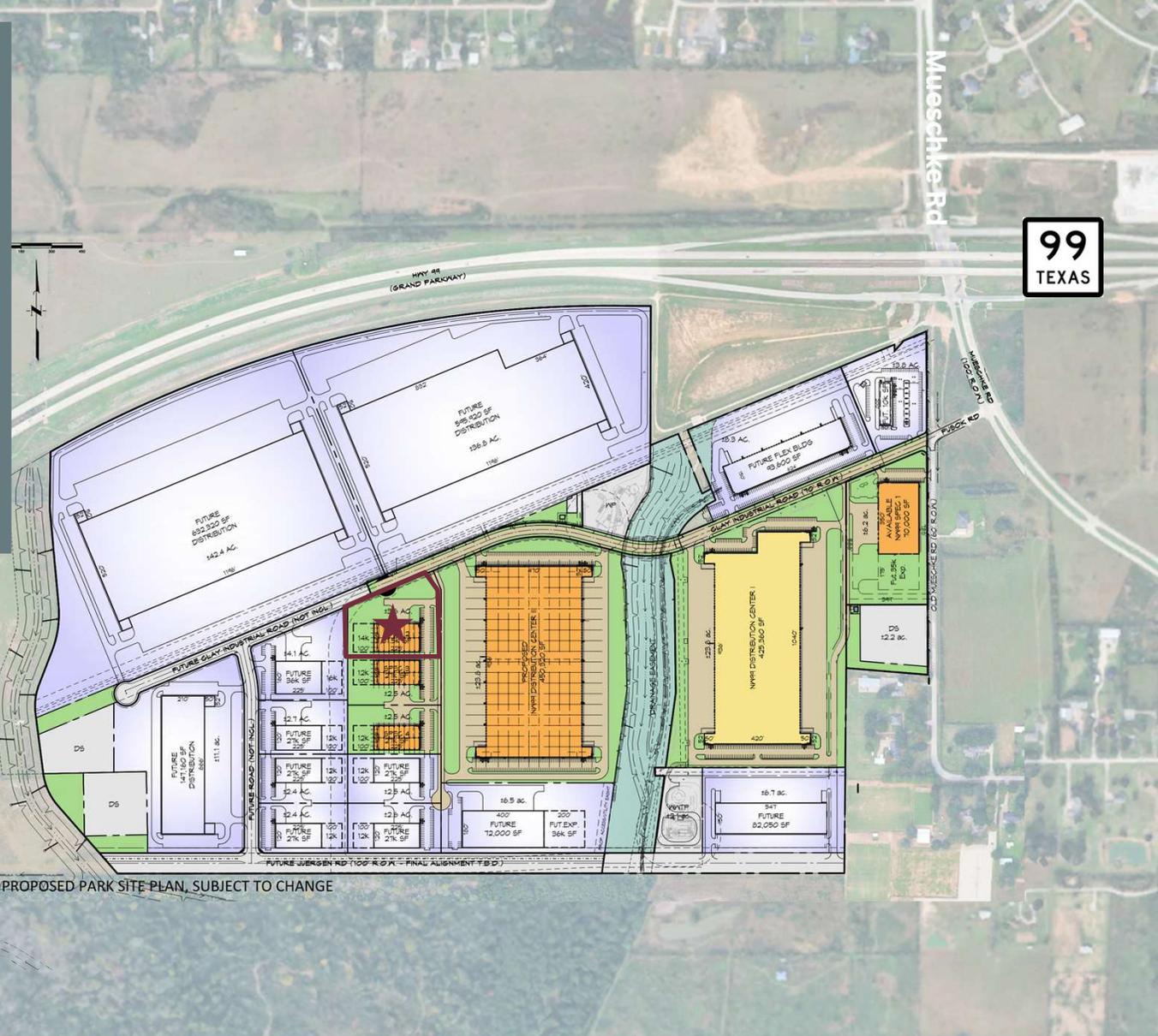
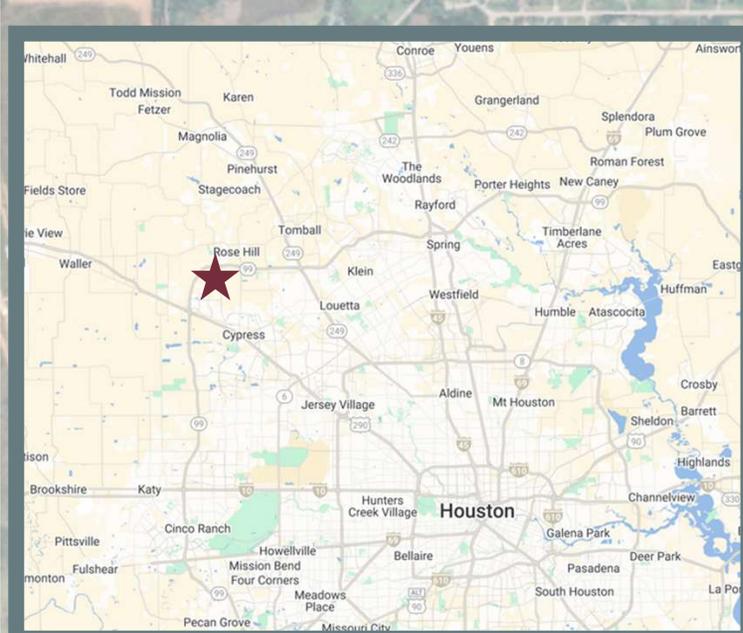


20405 Clay Industrial Rd  
Tomball, Texas 77377  
Harris County

31,500 SF Grade-Level Manufacturing

FOR LEASE



NOTE: PROPOSED PARK SITE PLAN, SUBJECT TO CHANGE

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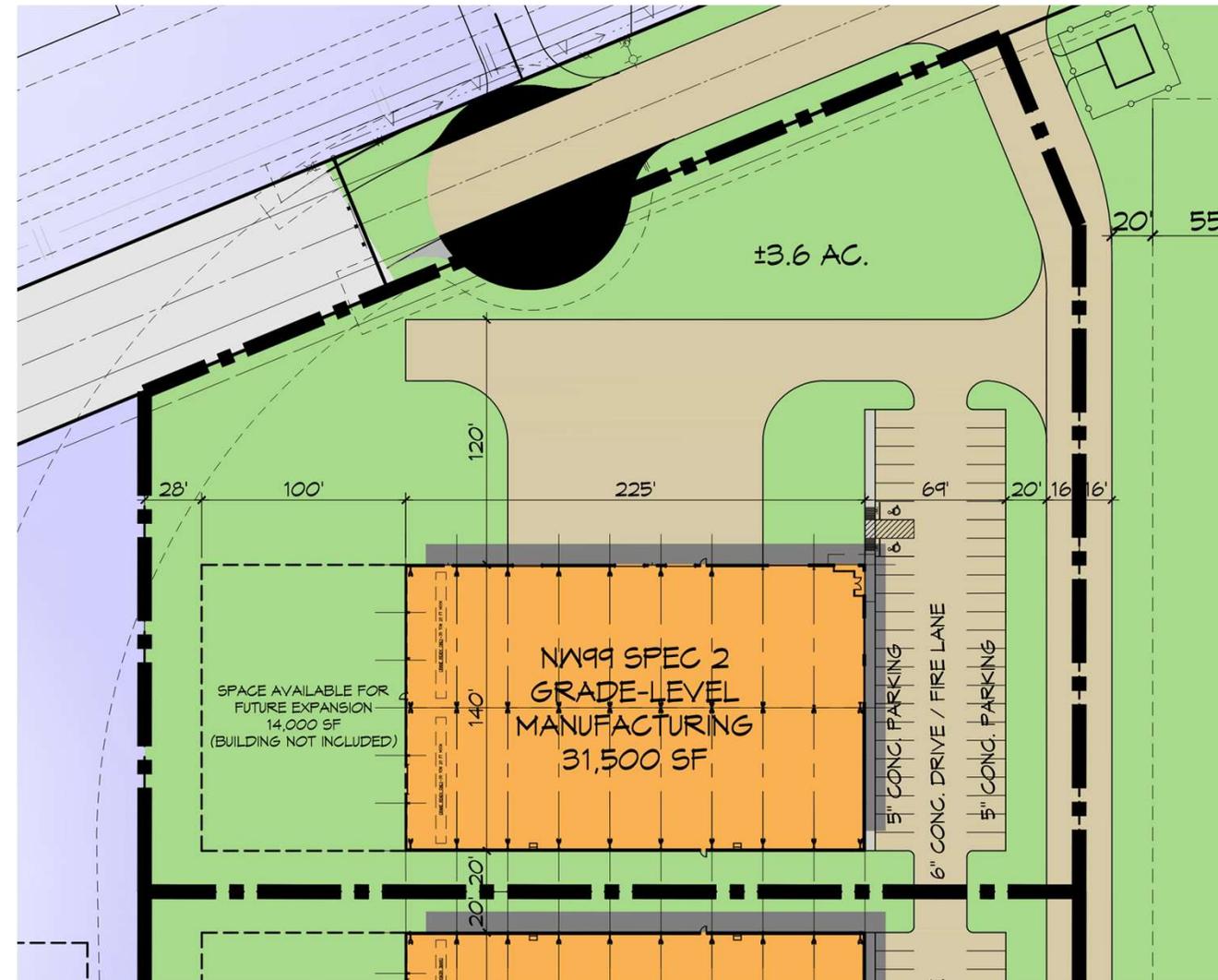
Northwest 99 Spec II



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31,500 SF Grade-Level Manufacturing

**FOR LEASE**



## Building Features

- **Total Building:** ±31,500 SF
- **Office:** To Suit Tenant
- **Total Land:** ±3.60 Acres
- **(3) 14' x 16' Grade Level Doors**
- **30-Ton Crane Ready**
- **Power:** 1000 amps 480v/3 phase
- **Eave Height:** 31'
- **47 Car Parks** (1.49/1,000 SF)
- **Sprinkler:** ESFR

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Northwest 99 Spec II

**CLAY**  
DEVELOPMENT & CONSTRUCTION INC.  
COMMERCIAL DESIGN-BUILDERS