

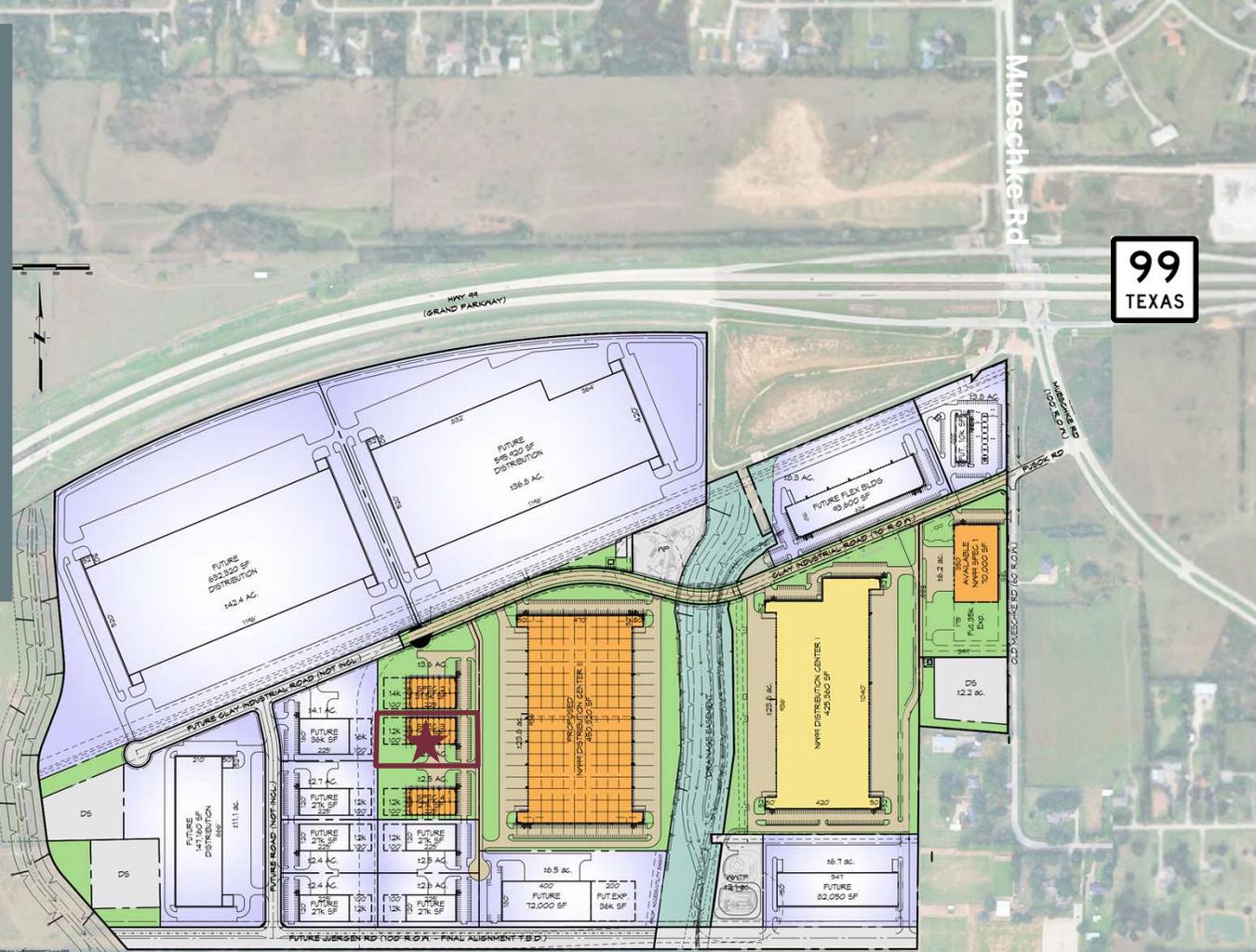
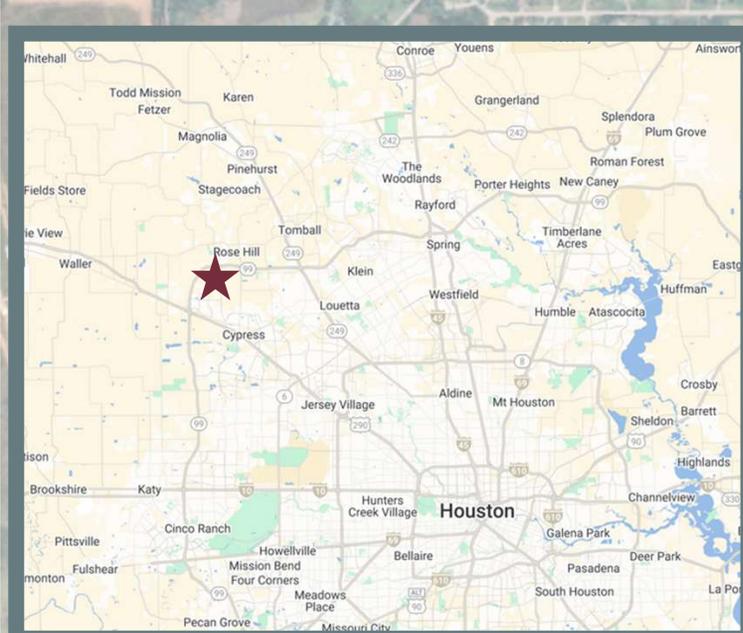
20409 Clay Industrial Rd

Tomball, Texas 77377

Harris County

27,000 SF Grade-Level Manufacturing

FOR LEASE



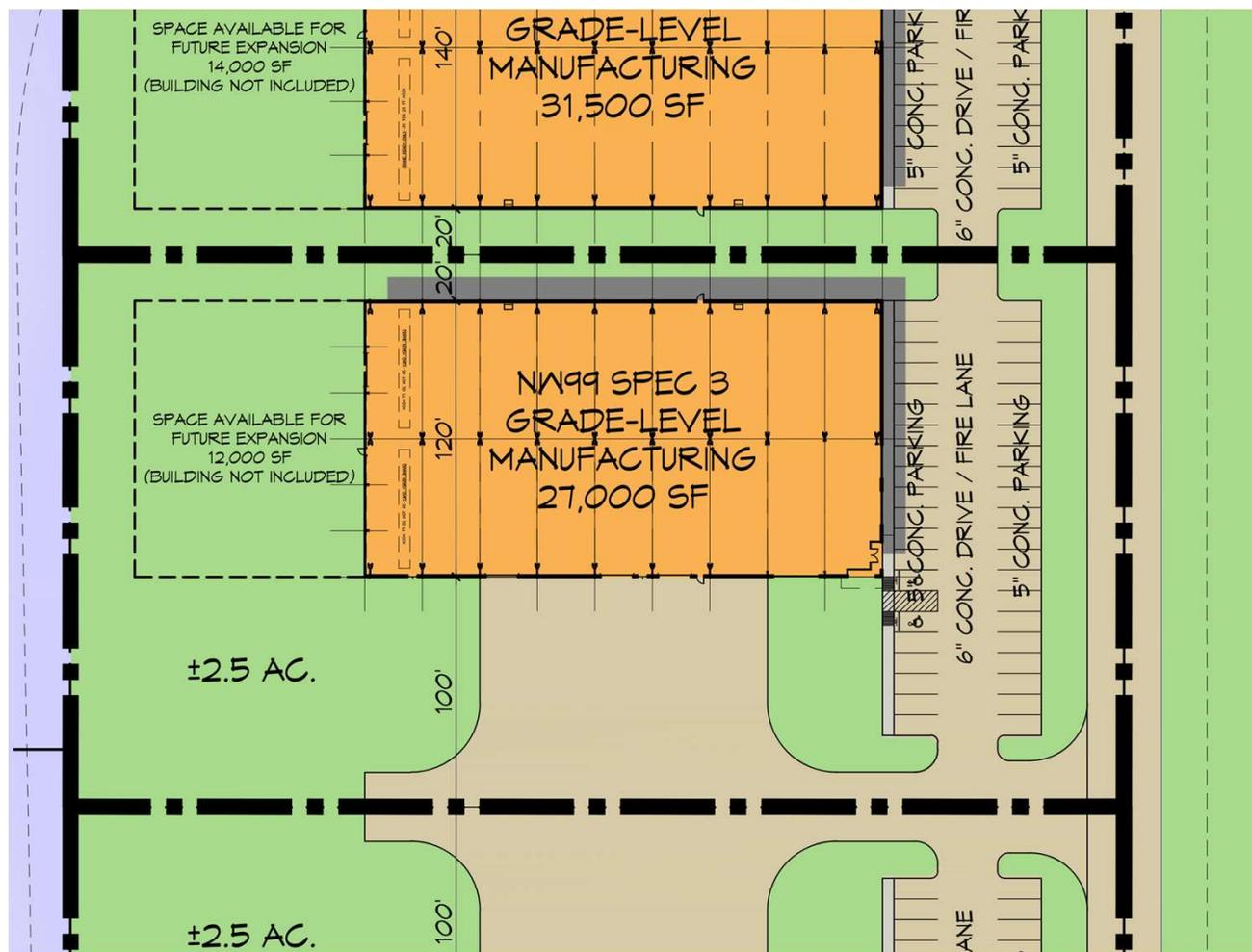
NOTE: PROPOSED PARK SITE PLAN, SUBJECT TO CHANGE

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Northwest 99 Spec III





Building Features

- **Total Building:** ±27,000 SF
- **Office:** To Suit Tenant
- **Total Land:** ±2.50 Acres
- **(3) 14' x 16' Grade Level Doors**
- **30-Ton Crane Ready**
- **Power:** 1000 amps 480v/3 phase
- **Eave Height:** 31'
- **41 Car Parks** (1.51/1,000 SF)
- **Sprinkler:** ESFR