

# FOR LEASE

20435 Westfield Commerce Drive  
Katy, TX 77449

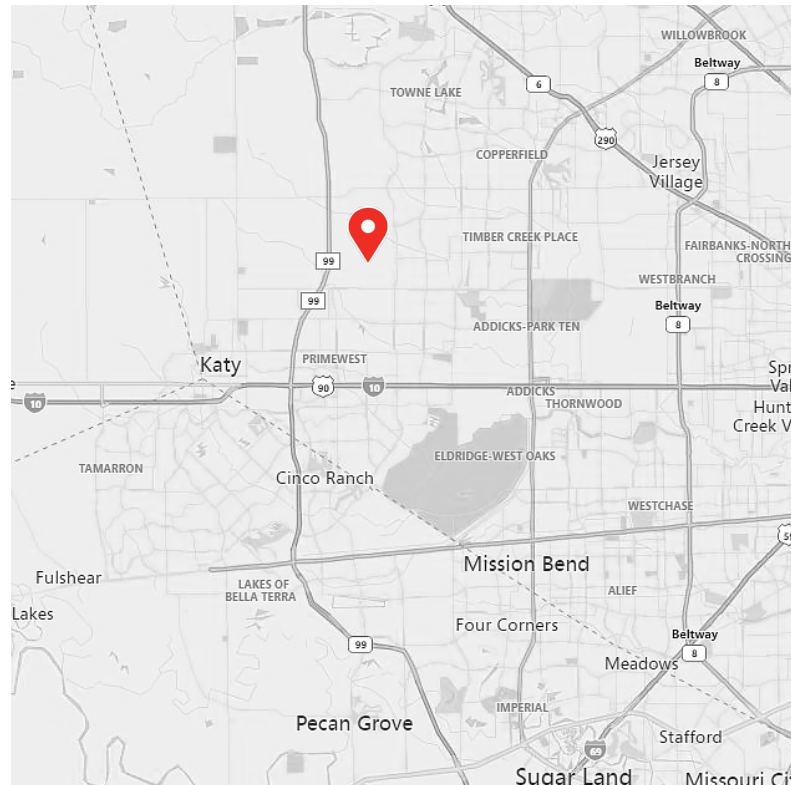
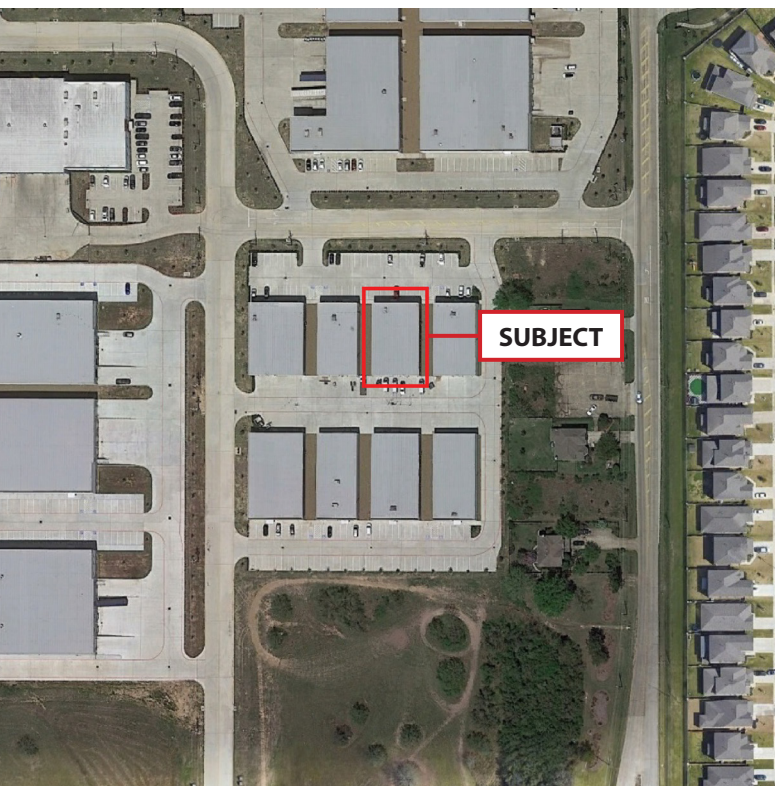


**MLB** COMMERCIAL  
REAL ESTATE

**Thomas Monaghan**  
Vice President  
[tmonaghan@mlbcre.com](mailto:tmonaghan@mlbcre.com)

# Lease Overview

20435 Westfield Commerce Dr



## PROPERTY HIGHLIGHTS

- Lease Rate: Contact broker
- Total Building Size: 6,500 SF
  - Warehouse: 5,227 SF
  - Office: 1,273 SF
- Two (2) overhead door (grade level)
- 18' ceiling height
- 3 phase, 480 volt, 200 amps
- Close access to Highway 99 and I-10
- 7 parking spots
- Year built: 2020

## OFFERING SUMMARY

- Lease Rate: Contact broker
- Available SF: 6,500 SF
- Warehouse: 5,227 SF
- Office: 1,273 SF

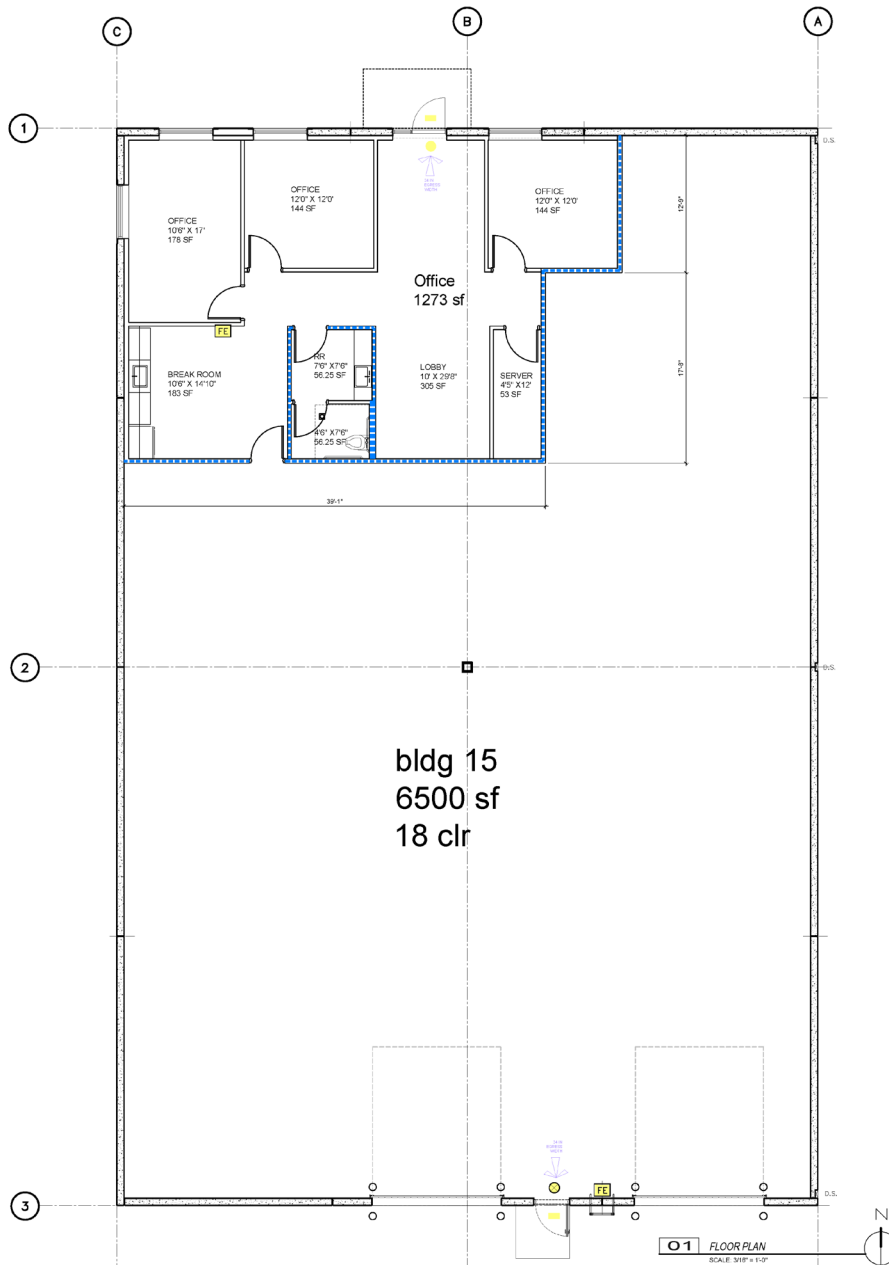
## DEMOGRAPHICS

	1 Mile	3 Miles
Total Population	14,795	125,409
Median Income	\$78,250	\$82,447

Source: CoStar

# Full Floor Plan Building 15

20435 Westfield Commerce Dr





# Building Photos

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