

**FOR SALE
OR LEASE**

± 0.17 ACRES
± 5,323 SF

FLEX SPACE

OFFICE/
WAREHOUSE



TRANSWESTERN

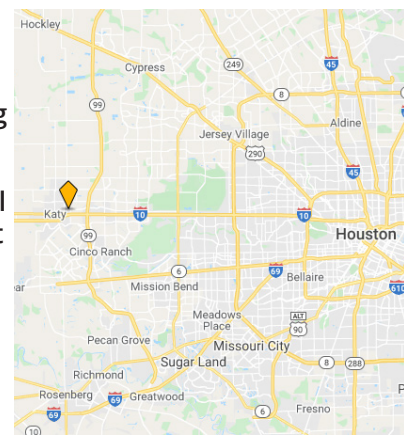
REAL ESTATE
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1111 GLENWOOD DRIVE

1111 Glenwood Drive - Katy, TX 77493



- Conveniently located in the growing City of Katy and only a ¼ mile from I-10 with easy access to the Energy Corridor.
- Zoned Commercial 1, perfect for long term investor or owner/user.
- Excellent condition 5,323 sf flex space building with upgraded mortar finishes on the exterior, nicely finished office space featuring ample natural light, and four very clean industrial bays with full height bay doors.
- 723 sf office build out includes reception area, kitchen, two offices, conference and restrooms.
- 4,500 sf warehouse can be easily converted into 4 demised bays with a small reception area in front, and a commercial entry with full size bay door.
- Can be demised multiple ways depending on the tenant's or buyer's requirements.
- Property boasts 12 parking stalls in a well maintained 0.17 acre lot on a quiet street with landscaping.
- Owner is willing to sell or lease, and is prepared to demise or improve the interior for the right tenant.



Leasing Information:

Nathan Donahue

281.727.9464

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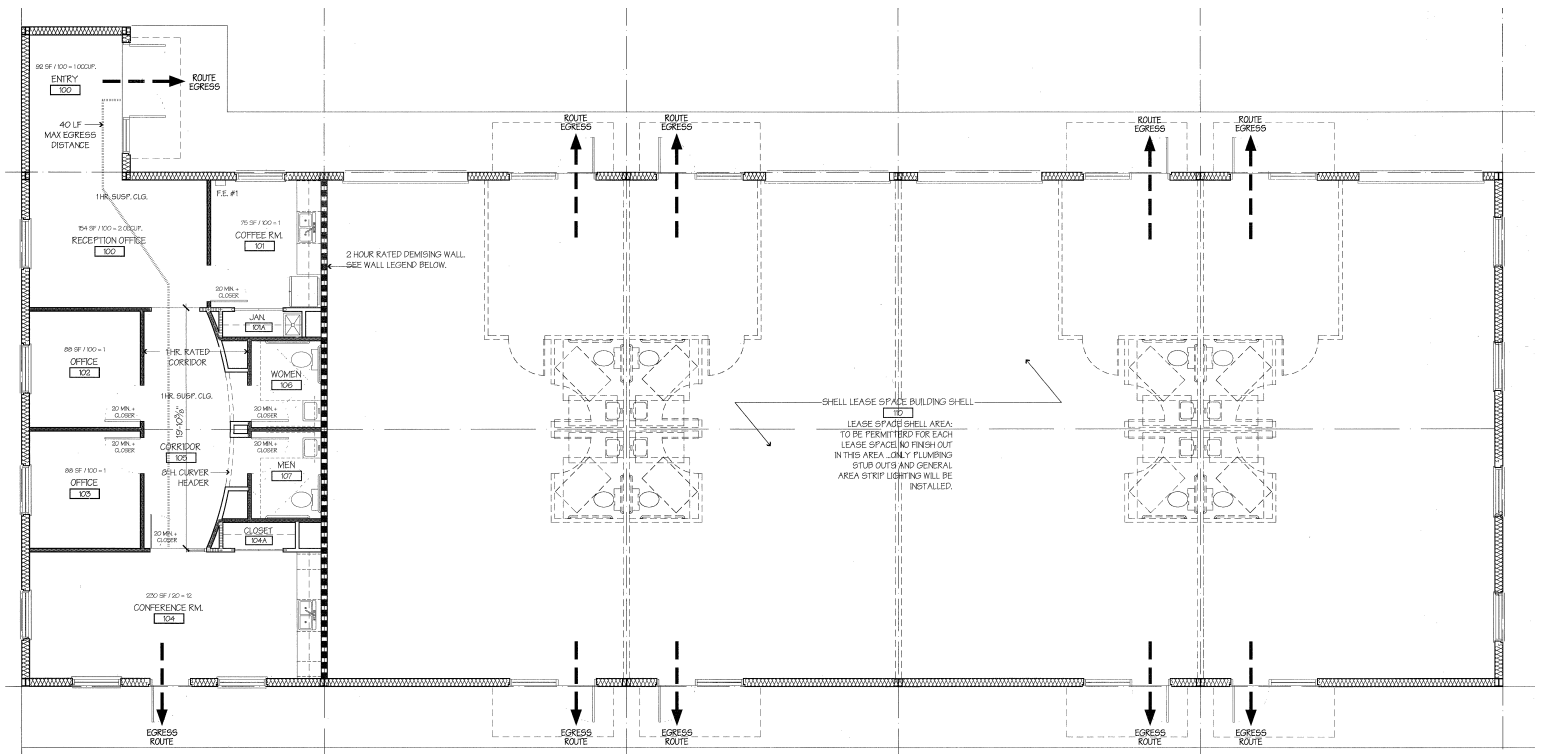
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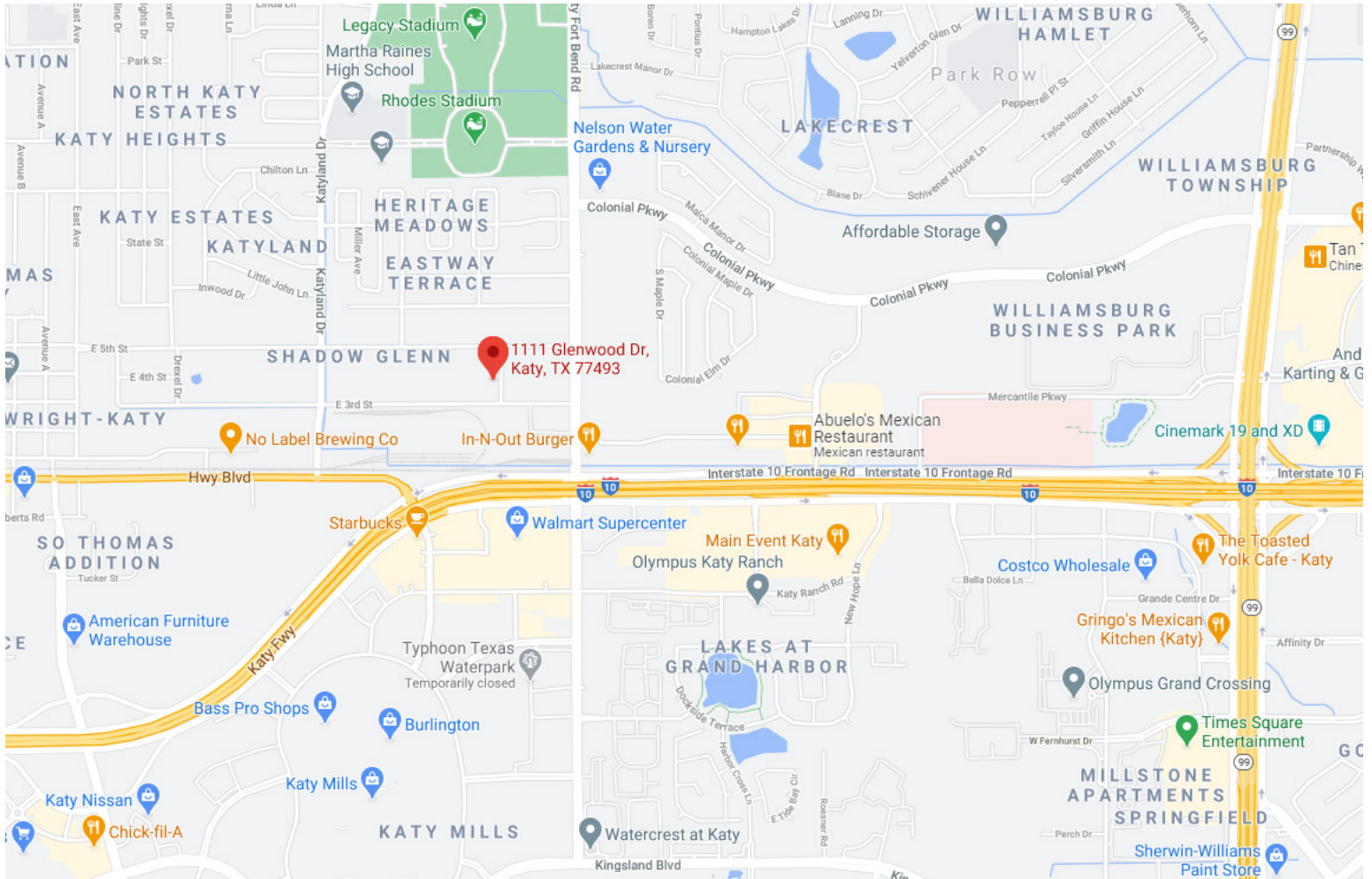
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