

Mason Creek Business Park

74,100 SF For Lease
Building 5 | Class A Office/Warehouse Space

21201 Park Row Drive | Building 5
Katy, TX 77449

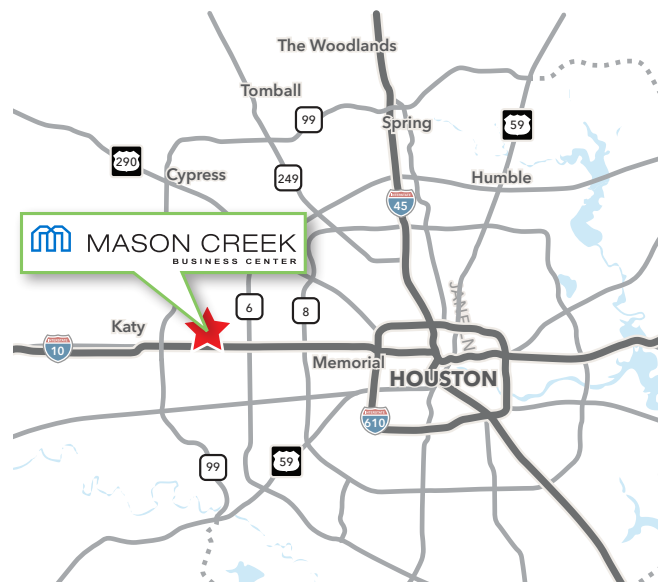


Property Overview

Located just North of Katy Freeway at the Southeast corner of Mason Road and Park Row Drive. Class "A" office/warehouse project in master planned deed-restricted park. Close proximity and excellent access to Katy Freeway and convenient access to the Grand Parkway.

Space Features

- » 74,100 SF Available for lease with 68,241 SF of warehouse | 5,859 SF of office
- » Freestanding Building
- » Two (2) drive in ramps
- » Twenty-two (22) dock doors with dock seals and pit levelers
- » 28' Clear height
- » 130' Building depth
- » 40'x45' Column spacing with 50' speed bay
- » Individual glass storefronts with 24/7 access
- » ESFR Sprinkler
- » High parking ratio



Owned By

mapletree

Leased By

TRANSWESTERN REAL ESTATE SERVICES

Darryl Noon
713.270.3325
darryl.noon@transwestern.com

Brian Gammill
713.270.3321
brian.gammill@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

Mason Creek Business Park

74,100 SF For Lease
Building 5 | Class A Office/Warehouse Space

21201 Park Row Drive | Building 5
Katy, TX 77449

Floor Plan



Owned By

maple^{tree}

Leased By

 **TRANSWESTERN** REAL ESTATE SERVICES

Darryl Noon
713.270.3325
darryl.noon@transwestern.com

Brian Gammill
713.270.3321
brian.gammill@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

Mason Creek Business Park

74,100 SF For Lease
Building 5 | Class A Office/Warehouse Space

21201 Park Row Drive | Building 5
Katy, TX 77449

Aerial Map



About Us

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages more than 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

www.mapletree.com.sg

Owned By

mapletree

Leased By

TRANSWESTERN REAL ESTATE SERVICES

Darryl Noon
713.270.3325
darryl.noon@transwestern.com

Brian Gammill
713.270.3321
brian.gammill@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.