

UNION CROSSING BUSINESS PARK BUILDING 5 & 6

BUILDING FIVE 44,870 SF

BUILDING SIX 89,739 SF

FRONT LOAD I DISTRIBUTION BUILDING

FOR SALE OR LEASE

A MASTER PLANNED, SIX BUILDING, DEED RESTRICTED 623,585 SF BUSINESS PARK.

BUILDING 5: Q4 2023 CONSTRUCTION COMPLETION



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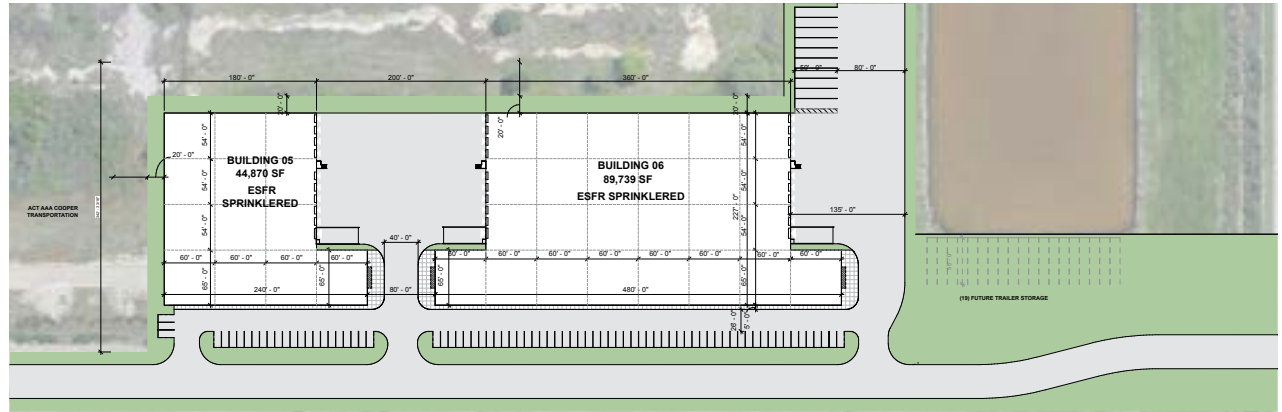
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OVERVIEW

SITE PLAN

PROPERTY OVERVIEW



BUILDING 5

Location	Houston, TX 77095
Rentable Area	44,870 SF
Office	Build to suit
Clear Height	32'
Ramps	One 12'x14' drive in doors
Dock High Doors	9 - 9 x 10 doors with vision panels
Sprinkler System	ESFR
Truck Court	200' with 7" reinforced concrete shared
Speed Bay Depth	60'
Column Spacing	60' x 54'
Building Dimensions	227' x 180' with 6" reinforced concrete
Trailer Parks	Trailer parks in the Park
Auto Parks	21 Auto Parks - Additional parking can be added
Power	1200 amps
Roof	60 mil TPO
Comments	Class A corporate environment ,Multiple points of ingress/egress to the park

BUILDING 6

Location	Houston, TX 77095
Rentable Area	89,739 SF
Office	Build to suit
Clear Height	32'
Ramps	One 12'x14' drive in doors
Dock High Doors	9 - 9 x 10 doors with vision panels
Sprinkler System	ESFR
Truck Court	200' with 7" reinforced concrete shared
Speed Bay Depth	60'
Column Spacing	60' x 54'
Building Dimensions	227' x 180' with 6" reinforced concrete
Trailer Parks	Trailer parks in the Park
Auto Parks	21 Auto Parks - Additional parking can be added
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FOR MORE INFORMATION, PLEASE CONTACT:

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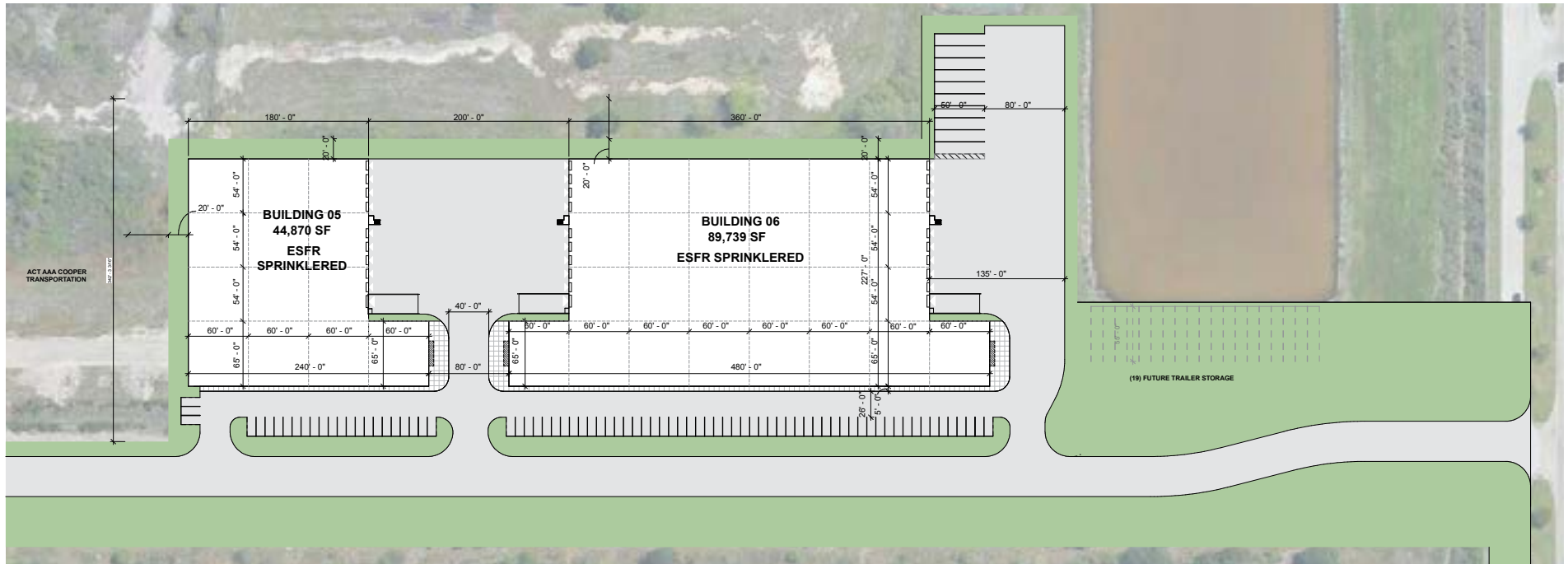
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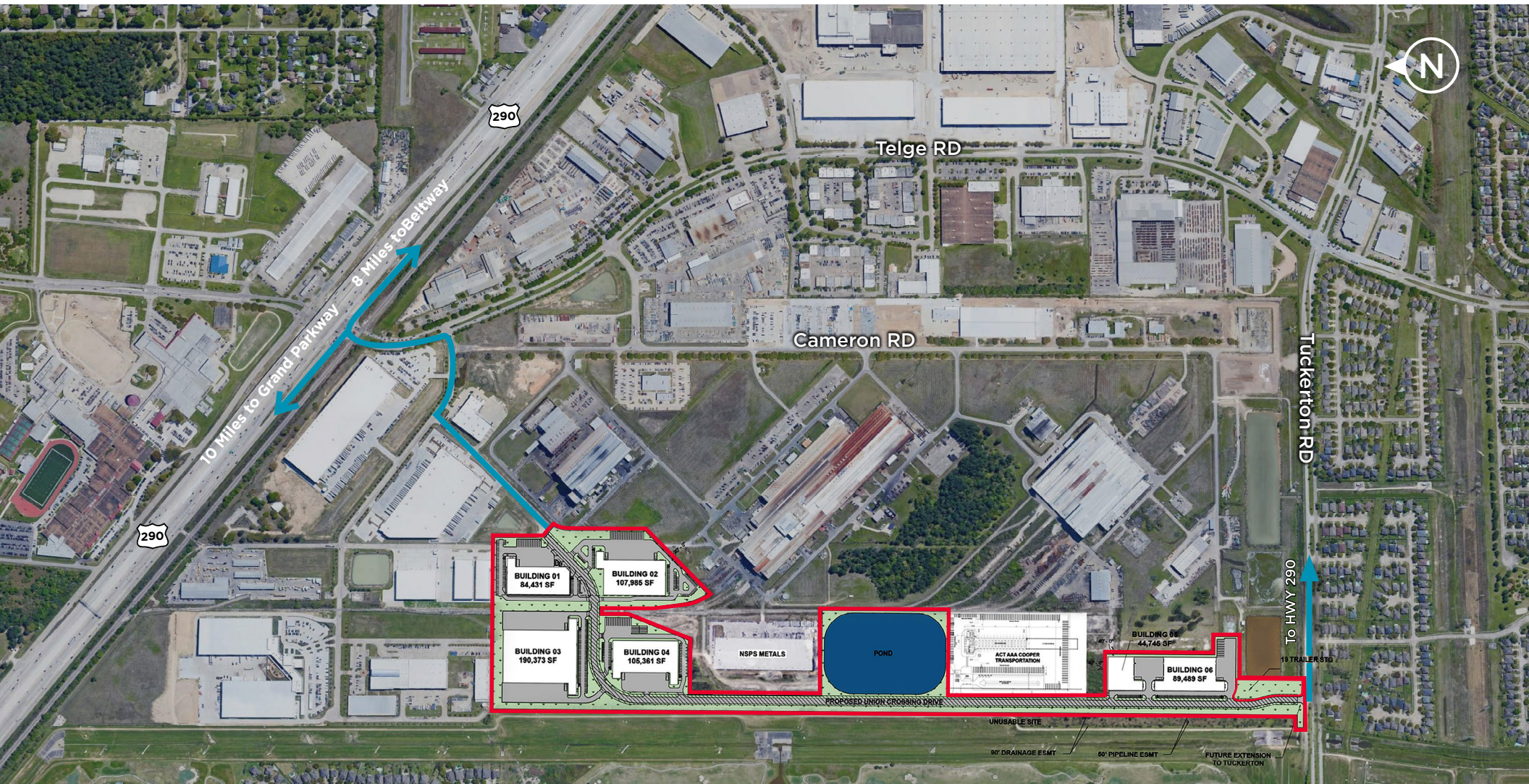
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BUILDING 5 & 6 SITE PLAN



AERIAL



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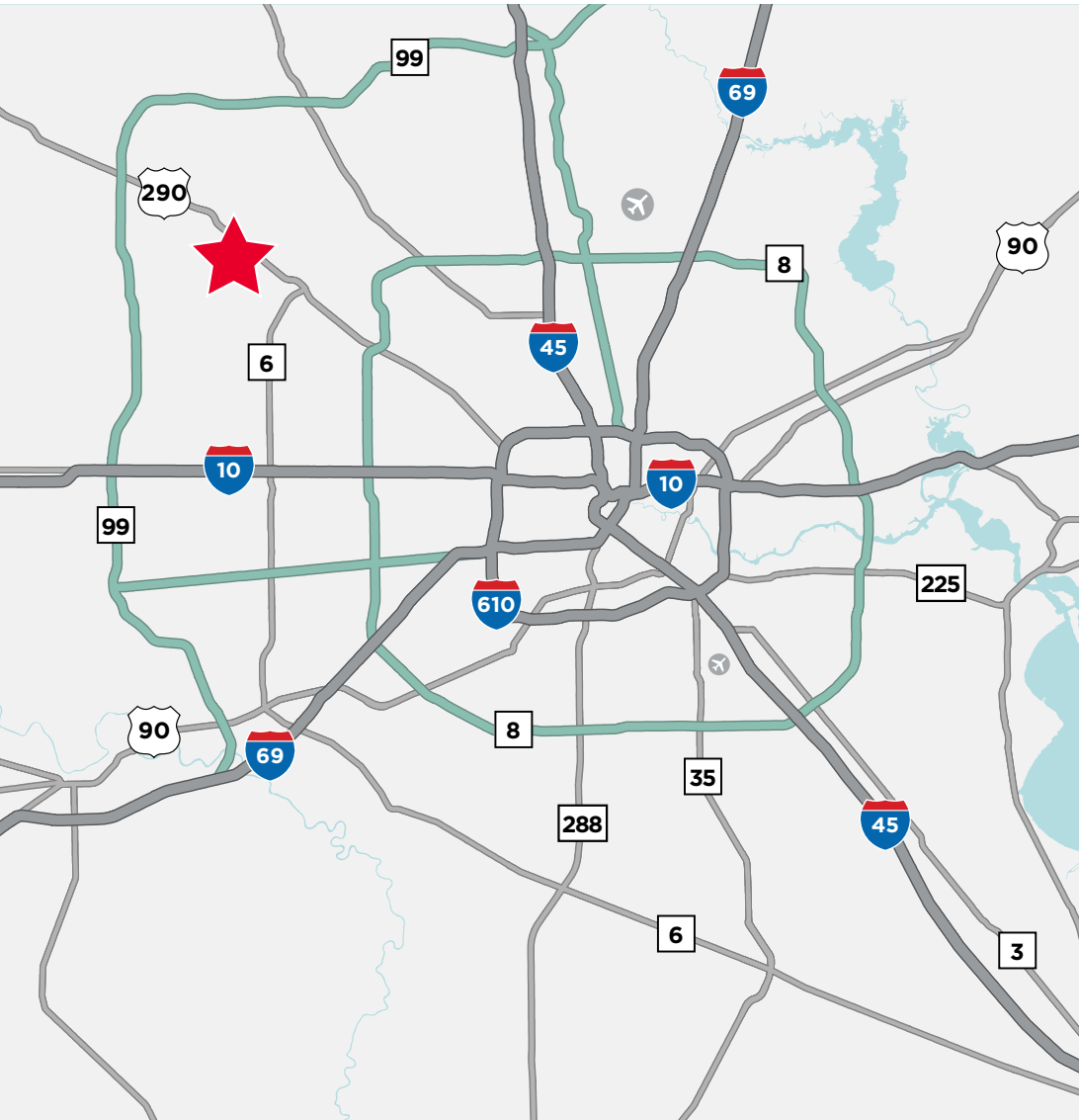
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LOCATION MAP



Union Crossing Business Park is a 103 acre master planned Deed restricted, Class A Business park in the Northwest Industrial submarket. This prime northwest location makes it ideal for companies conducting business locally and around the globe.

- 623,585 SF across six buildings
- Building sizes range for 44,000 SF to 190,000 SF
- Lease spaces from 30,000 SF to 190,000 SF
- Deed restricted, master planned class A business park
- Buildings have state of the art amenities
- 103 total acres
- Off-site detention is in place
- Outside 500-year flood plain
- Two park ingress/egress points
- Excellent access to Beltway 8 & Hwy 290

PROXIMITY TO SELECT LOCATIONS IN REGION

Name	Trucking Distance (miles)	Trucking Time (min)
Hwy 290	0.4	1.4
Beltway 8	8	9.6
Grand Parkway	10	14
I-45	21.2	23.7
Downtown Houston	23.3	27.3
IAH	26.3	28.9
Hobby	34.8	45.6
Barbours Cut	50.6	57.7
Bayport Terminal	55.0	60.5

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