

OCTOBER 2026 CONSTRUCTION COMPLETION



105,611 SF FRONT LOAD DISTRIBUTION BUILDING FOR SALE OR LEASE

UNION CROSSING BUILDING 4

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

CONSTRUCTION PROGRESS



UNION CROSSING BUILDING 4

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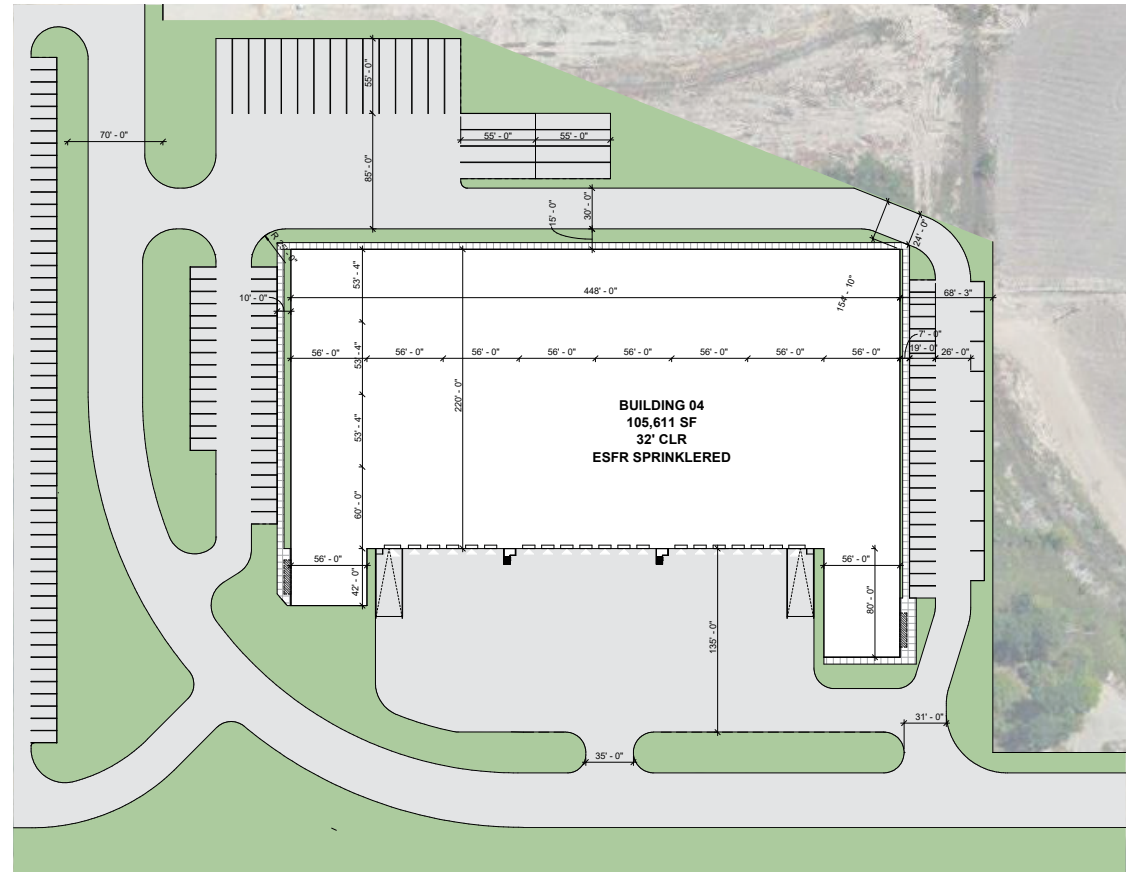
Property Highlights

LOCATION	10605 Wyman Gordon Drive Houston, TX 77098
RENTABLE AREA	105,611 SF
OFFICE	Build to suit
CLEAR HEIGHT	32'
RAMPS	Two 12' x 14' drive-in doors
DOCK HIGH DOORS	Eighteen 9' x 10' doors with vision panels
SPRINKLER SYSTEM	ESFR
TRUCK COURT	135' with 7" reinforced concrete
SPEED BAY DEPTH	60'
COLUMN SPACING	54' x 56'
BUILDING DIMENSIONS	448' x 220' with 6" reinforced concrete
TRAILER PARKS	Trailer parking behind building
AUTO PARKS	70 auto parks (additional parking can be added)
POWER	2,000 Amps
ROOF	60 mil TPO

COMMENTS

- Class A corporate environment
- Multiple ingress/egress points
- Tax Mill Rate: 2.01 - extremely low
- White Box interior walls
- Warehouse lighting
- Multiple high velocity fans

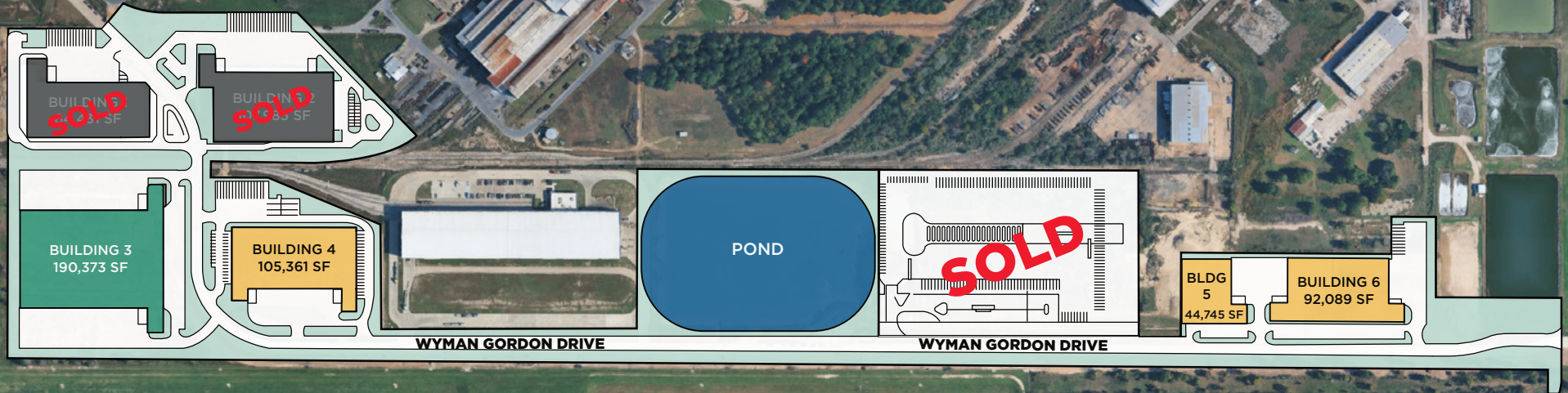
Site Plan



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SITE PLAN



CONSTRUCTION PROGRESS



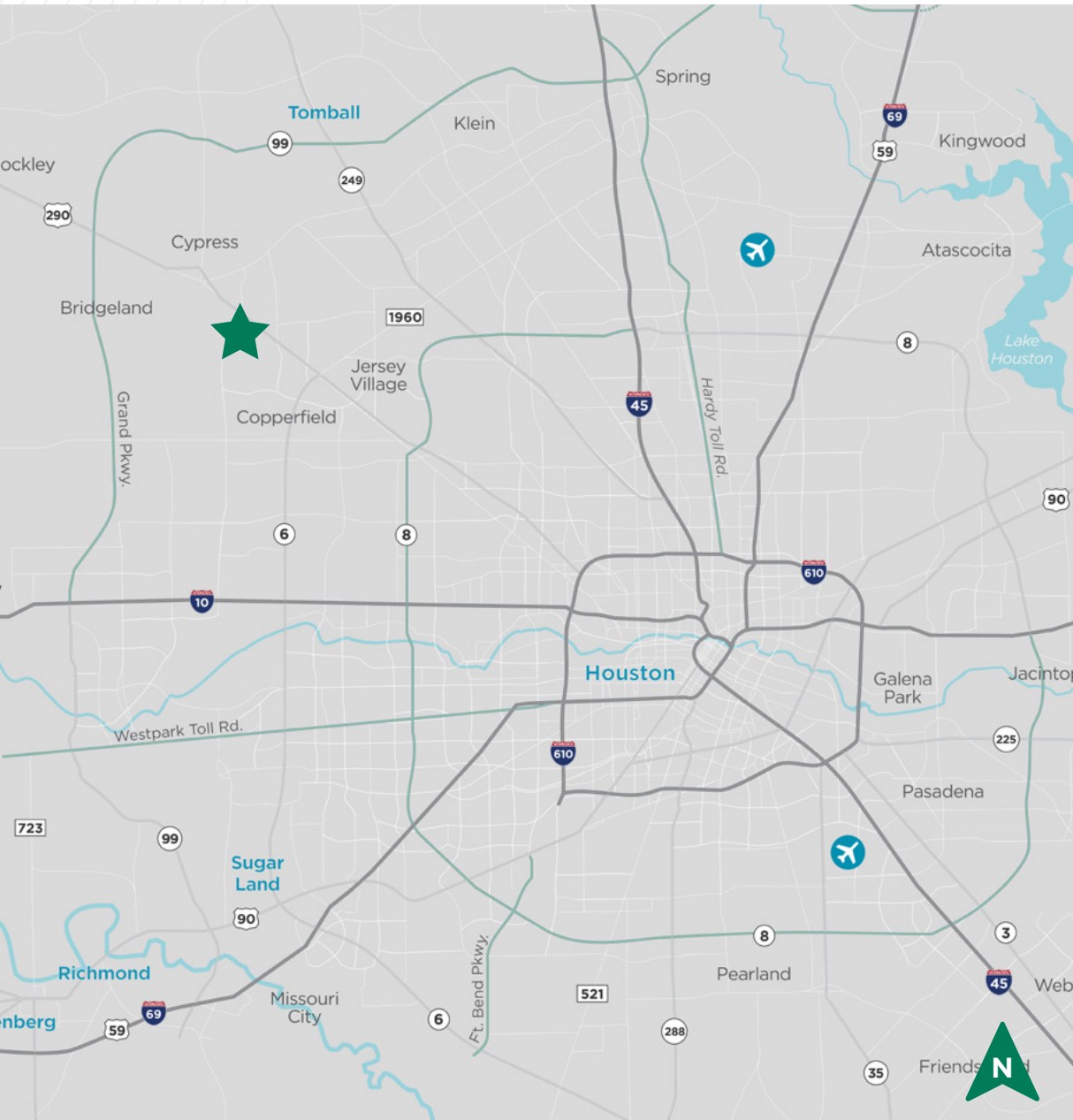
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Union Crossing Business Park is a 103 acre master planned Deed restricted, Class A Business park in the Northwest Industrial submarket. This prime northwest location makes it ideal for companies conducting business locally and around the globe.

- 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

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	60.5



FOR MORE INFORMATION, CONTACT:

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