

NEW CLASS-A INDUSTRIAL SPACE AVAILABLE IN NORTHWEST HOUSTON

par 1960

UNDER CONSTRUCTION  
Q2 2026 Delivery



Up to  
**254,186<sup>SF</sup>**

FOR SALE OR LEASE

DEVELOPED BY:



LEASED BY:



# PROPERTY Highlights

## BUILDING 1

- 204,375 SF (divisible)
- Spec office
- 32' clear
- 3000 AMPS (277/480V, 3 phase power)
- 6" slab
- Two (2) drive in doors with ramps
- 52' x 50" column spacing
- 60' speed bay
- 38 dock high doors
- LED lights
- ESFR sprinklers
- 88 auto parks
- 31 trailer parking spaces
- 130' - 185' truck court

Up to 5.8 AC outside storage available

## BUILDING 2

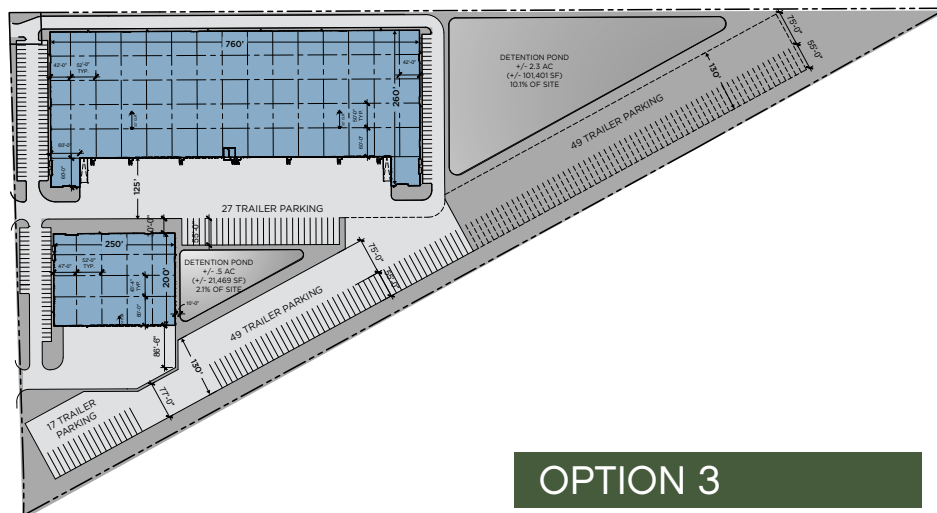
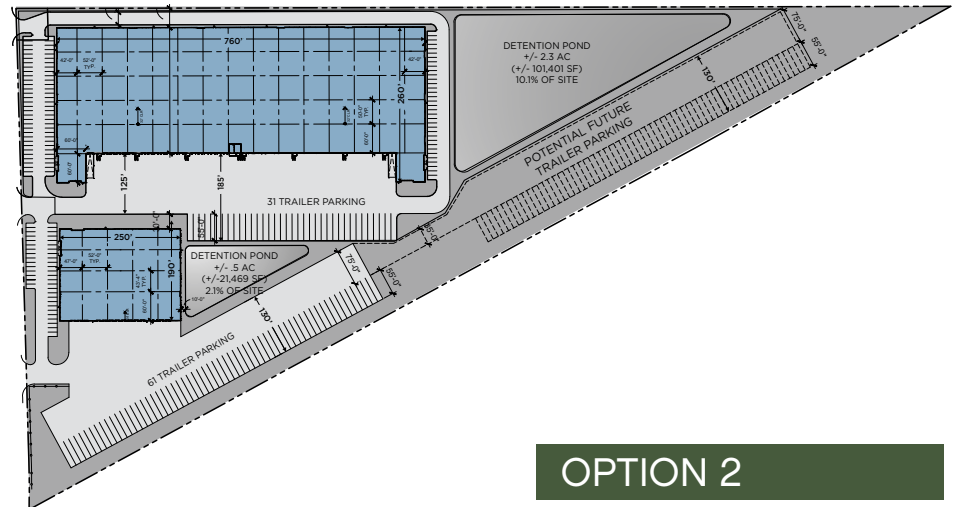
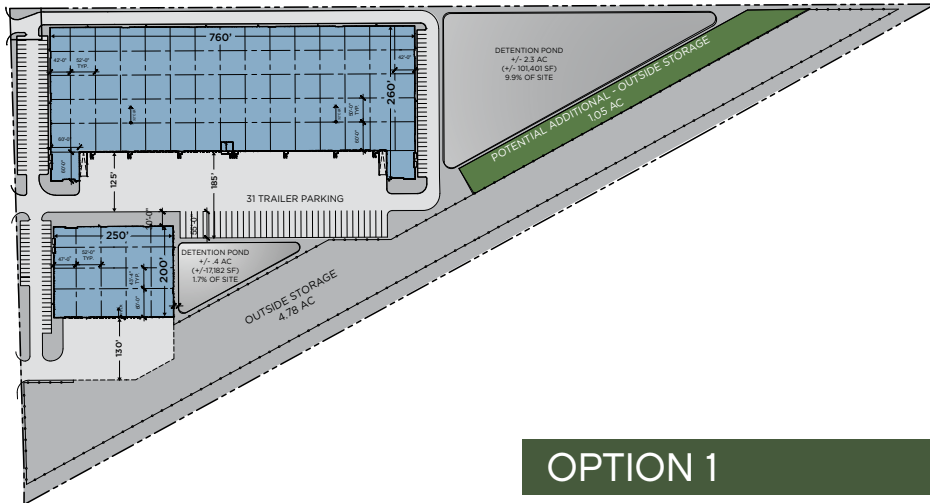
- 49,811 SF
- 28' clear
- 2000 AMPS (277/480V, 3 phase power)
- 6" slab
- 2 grade level doors
- 11 dock high doors
- 52' x 46'-8" column spacing
- LED lights
- ESFR sprinklers
- 45 auto parks
- 10 box truck parking spaces
- 130' truck court
- One (1) drive in door with ramp

Up to 5.8 AC outside storage available



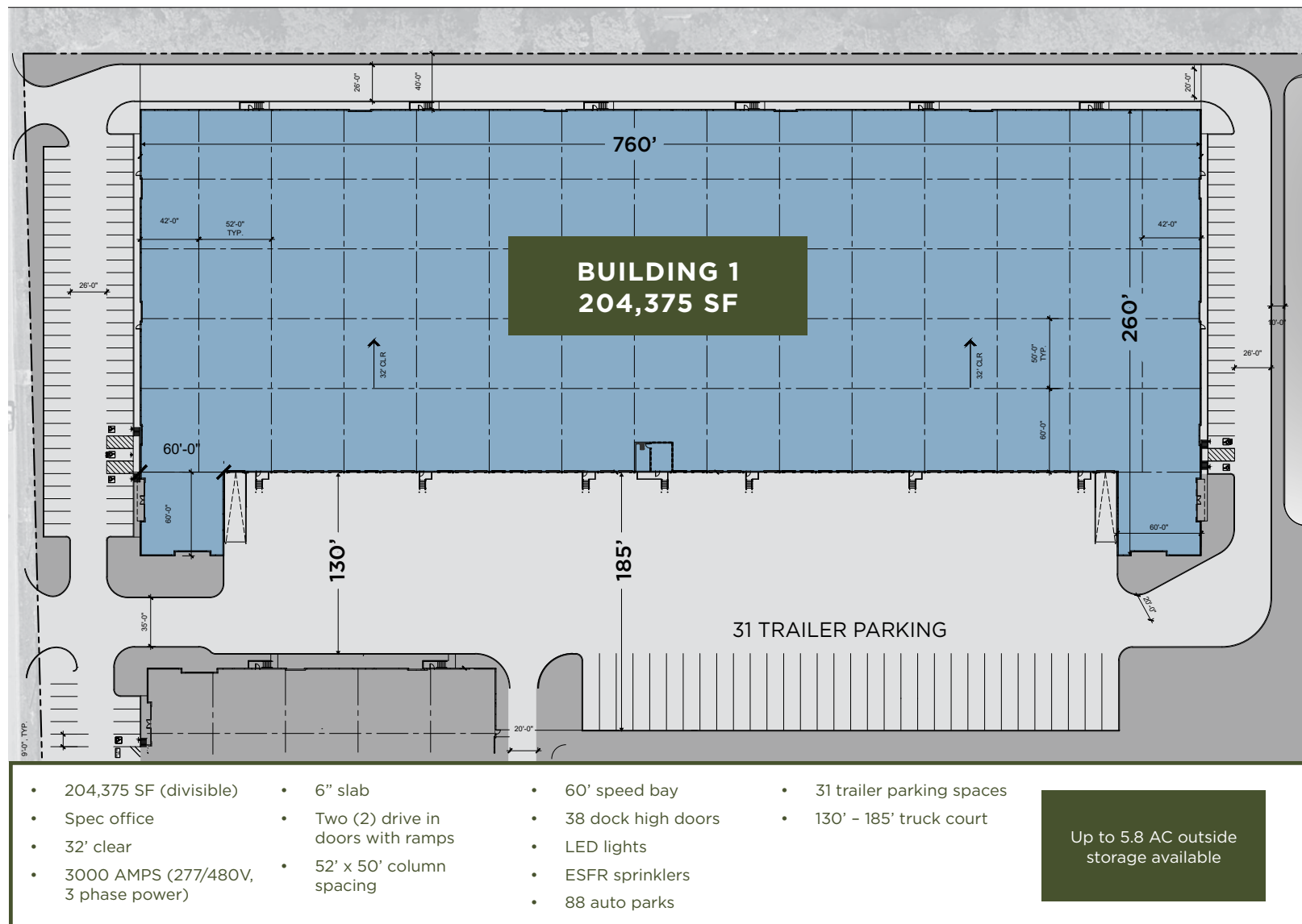


# OUTSIDE STORAGE Options

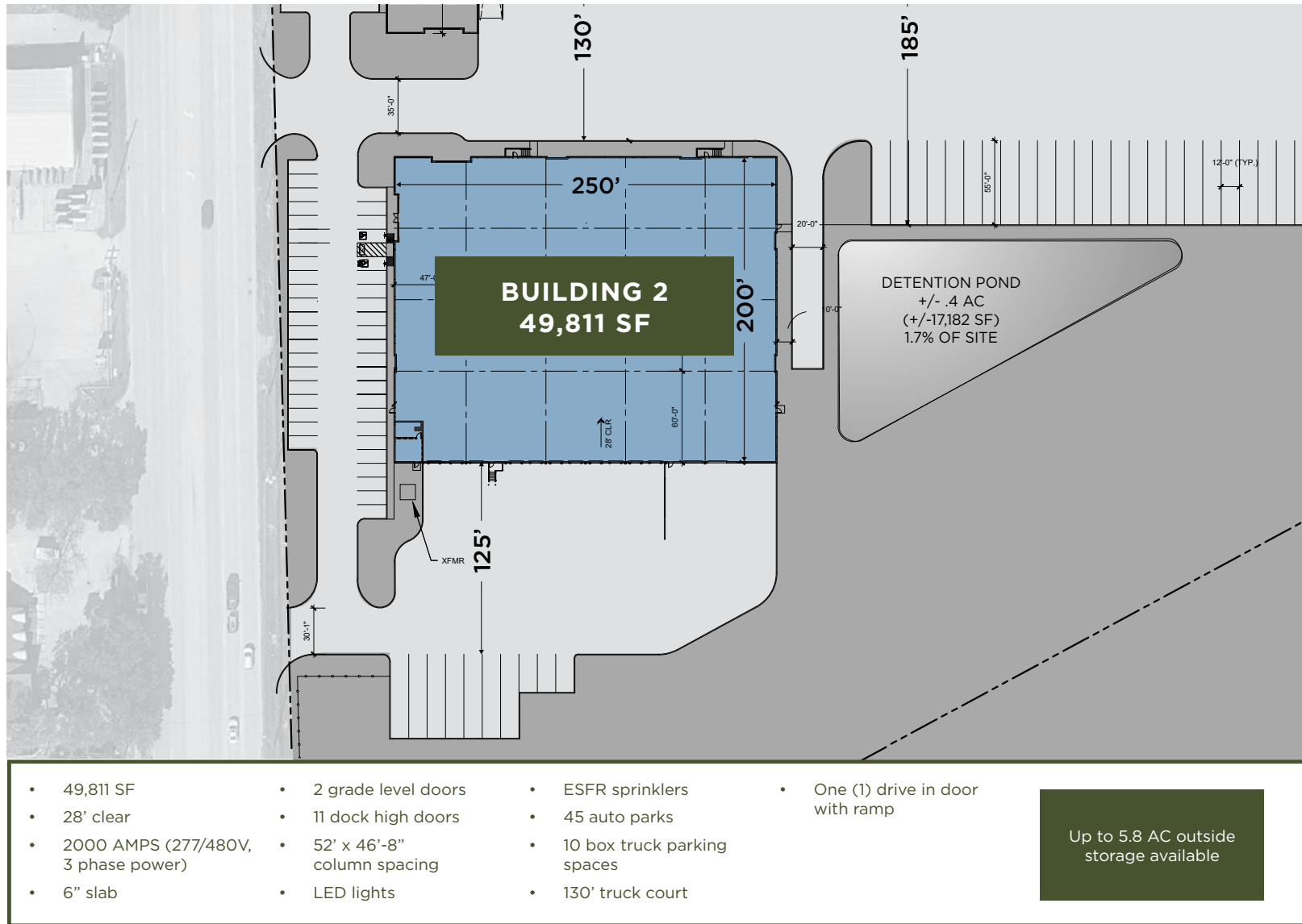


Flexible site plan can accommodate outside storage or additional trailer parking

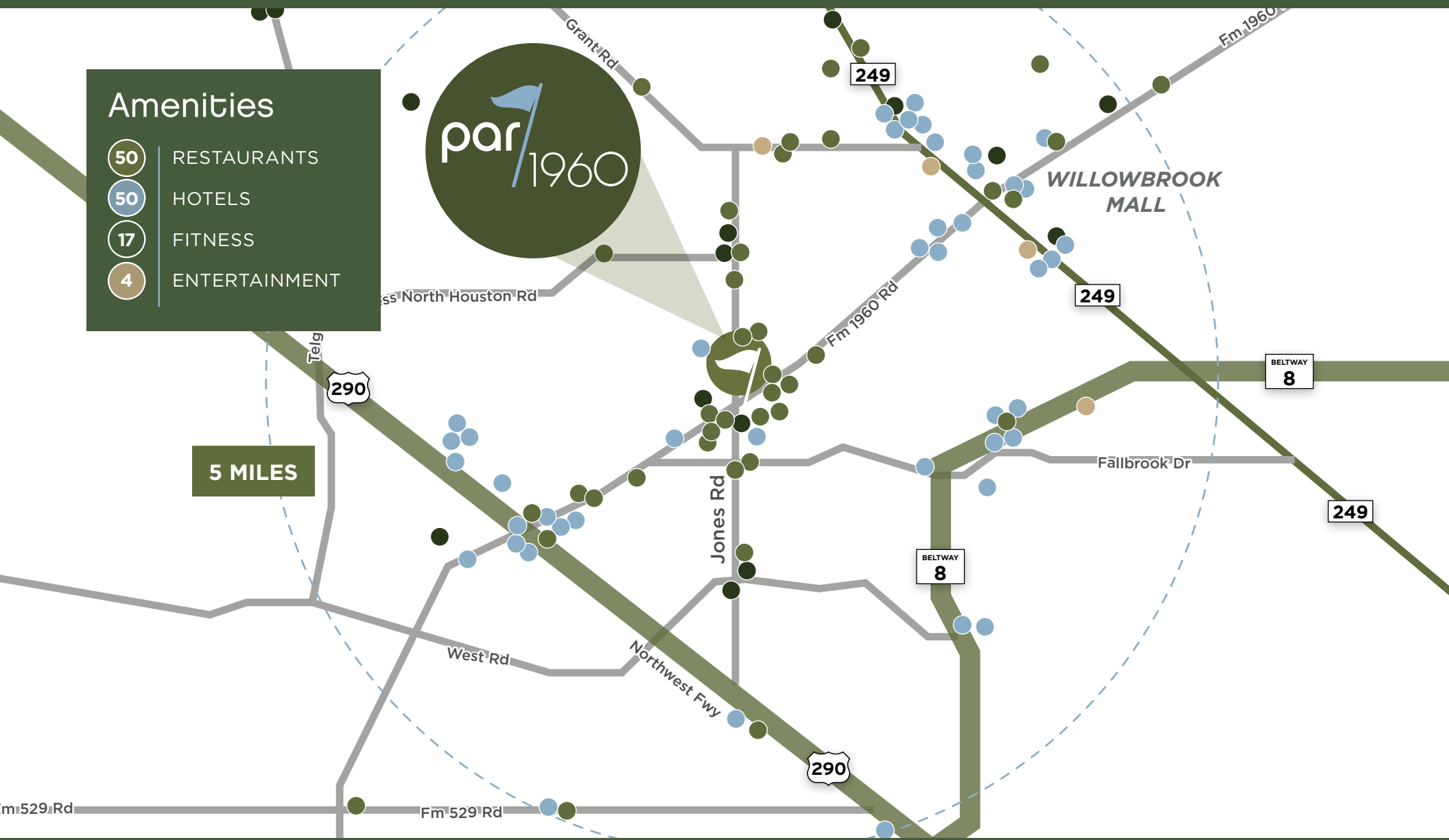
# BUILDING 1



# BUILDING 2



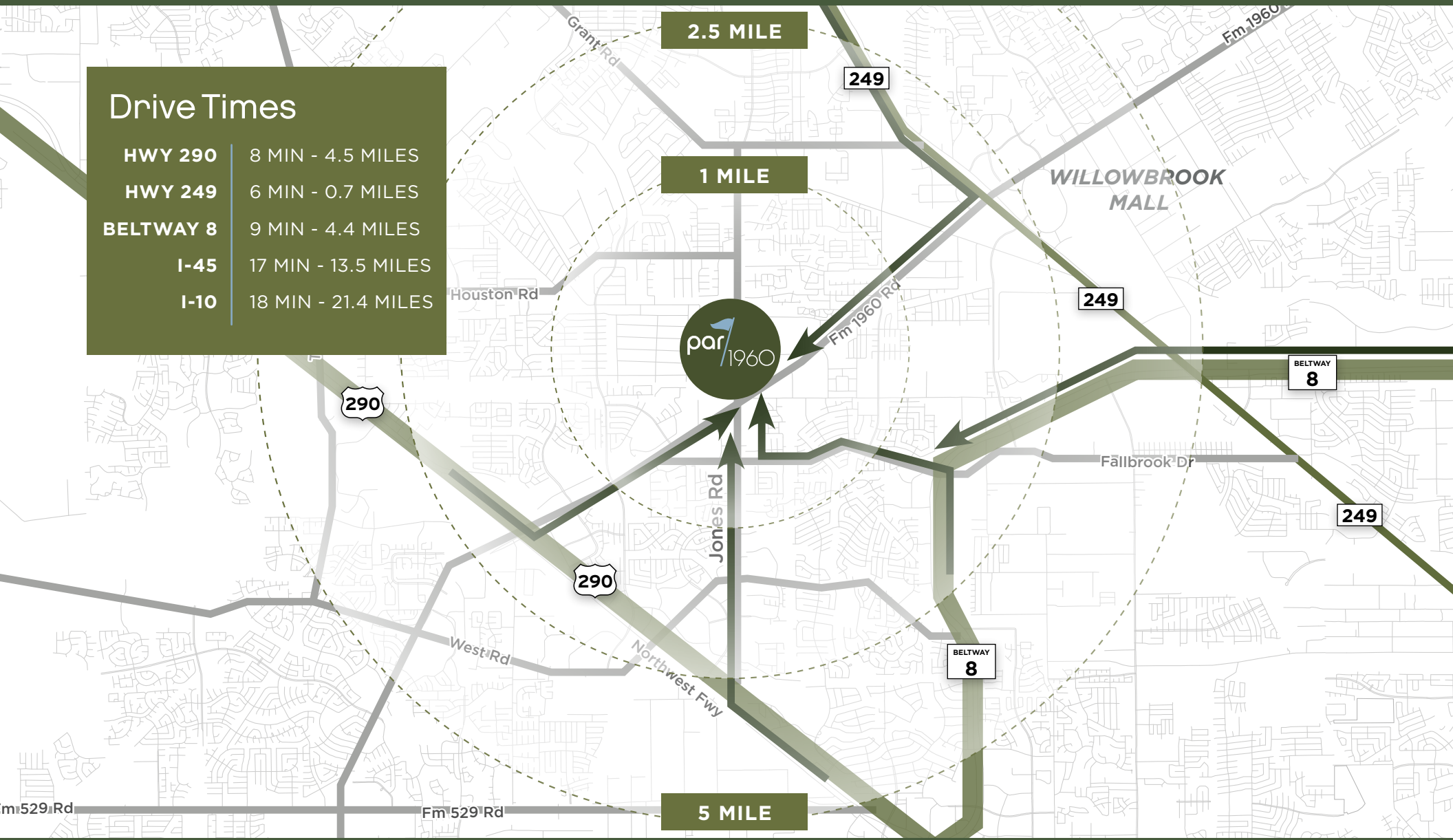
# AMENITY Map



# PROXIMITY Map

## Drive Times

HWY 290	8 MIN - 4.5 MILES
HWY 249	6 MIN - 0.7 MILES
BELTWAY 8	9 MIN - 4.4 MILES
I-45	17 MIN - 13.5 MILES
I-10	18 MIN - 21.4 MILES







**BEAU KALEEL**

Executive Managing Director  
Direct: +1 713 963 2844  
beau.kaleel@cushwake.com

**MICHAEL FOREMAN**

Managing Director  
Direct: +1 713 963 2850  
michael.foreman@cushwake.com

**BROOKE SWERDLOW**

Director  
Direct: +1 713 331 1735  
brooke.swerdlow@cushwake.com

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LEASED BY:

