

WINDFERN BEND



Windfern Bend is a premier Class A industrial development in the heart of the Northwest Houston submarket. The project features two standalone buildings totaling 59,904 square feet, designed to accommodate both distribution and light manufacturing users. With convenient access to Beltway 8 and close proximity to Houston's largest industrial occupiers, Windfern Bend offers modern functionality, efficient site circulation, and direct connectivity to the city's major business and transportation corridors.

Property Overview

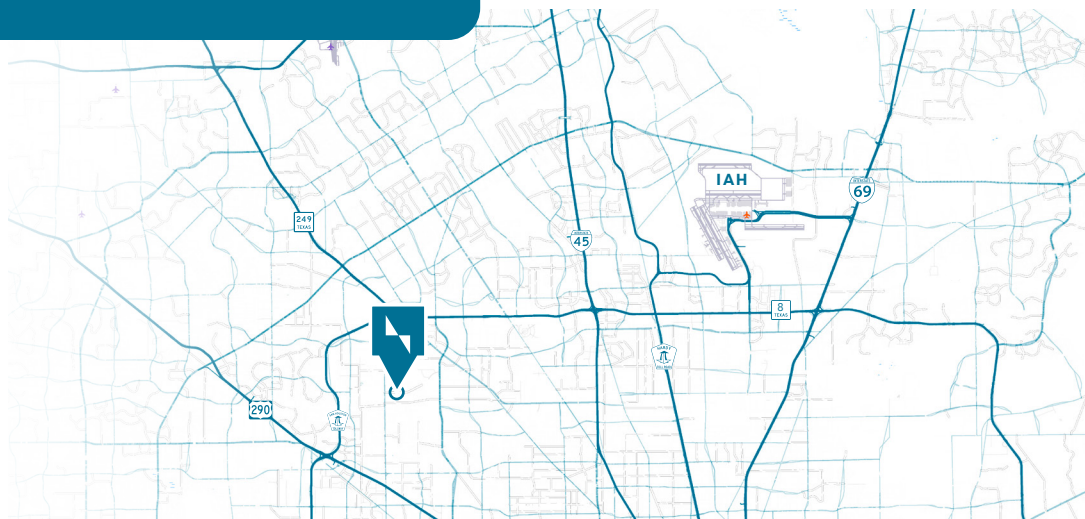
- 2 Buildings
- Building Area: 59,904 SF
- Total Area: 4.65 Acres
- 28' Clear Height
- Delivering Q4 2026

DRIVING DISTANCES

BW8: 1 mile

U.S. 290: 4 miles

IAH: 17 miles



FOR MORE INFORMATION, CONTACT:

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WINDFERN BEND

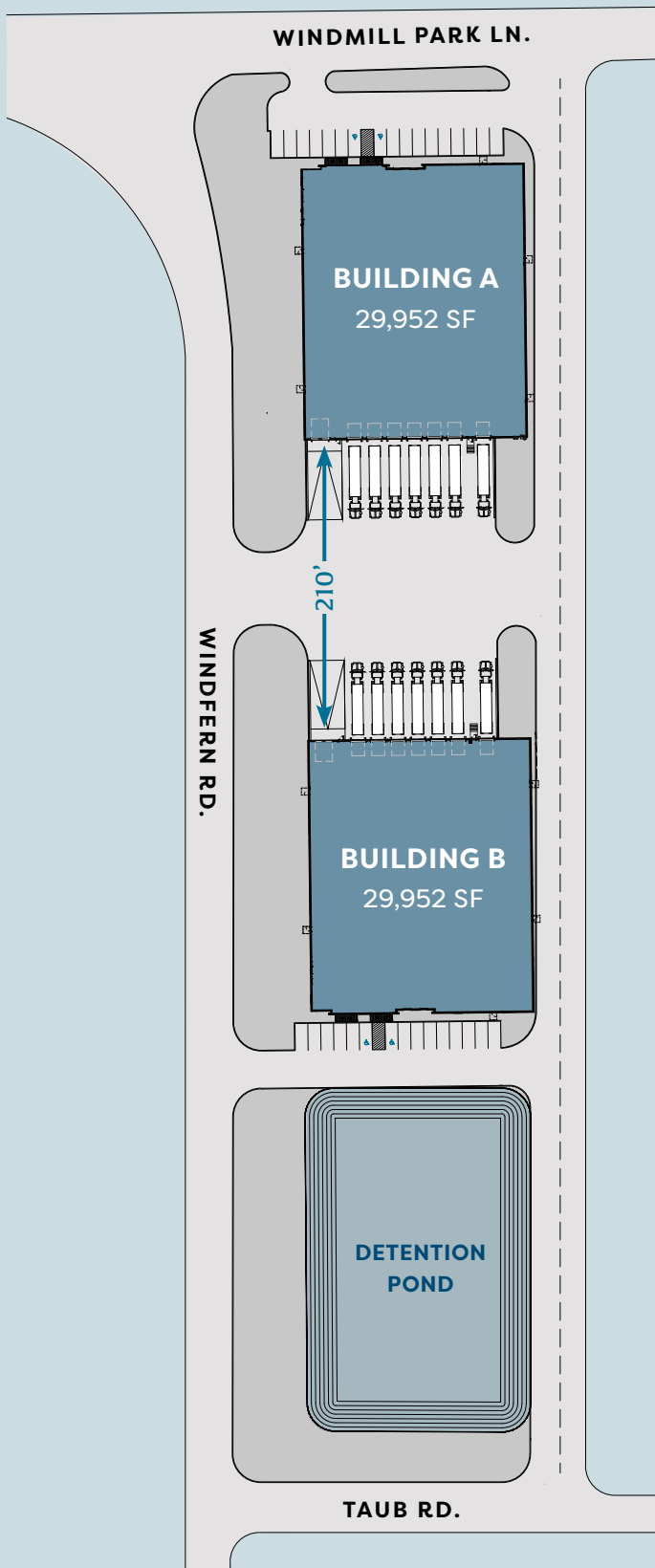


Windfern Bend offers an excellent location with convenient access to Beltway 8, Highway 290, and Highway 249, surrounded by major distributors and manufacturers such as Foxconn and benefiting from exceptional proximity to Houston's deep labor pool.

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WINDFERN BEND

2
BUILDINGS

59,904 SF
TOTAL SF

28'
CLEAR HEIGHT

14
TOTAL
DOCK-HIGH DOORS

2
RAMPED DOORS

ESFR
SPRINKLER SYSTEM

210'
SHARED TRUCK COURT

32
TOTAL PARKING SPACES

3 PHASE, 480V, 400 AMPS
POWER

Q4 2026
DELIVERY DATE

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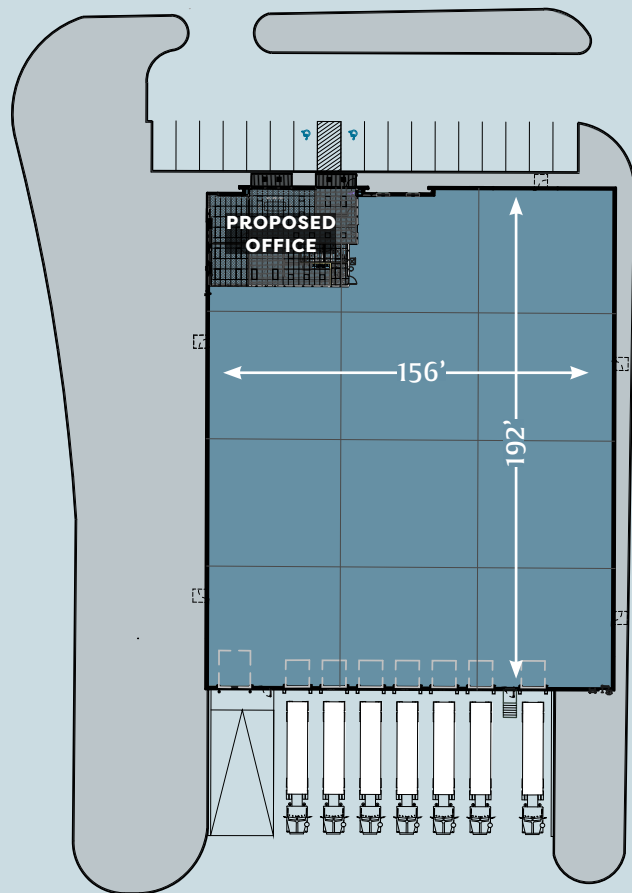
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Building A

- 29,952 SF
- Rear-Load Configuration
- 28' Clear Height
- 192' Building Depth
- 17 Parking Spaces
- 7 Dock-High Doors (9' x 10')
- 1 Ramp (12'x 14')
- 210' Truck Court
- ESFR Sprinkler System
- 3-Phase, 480V, 400 Amps



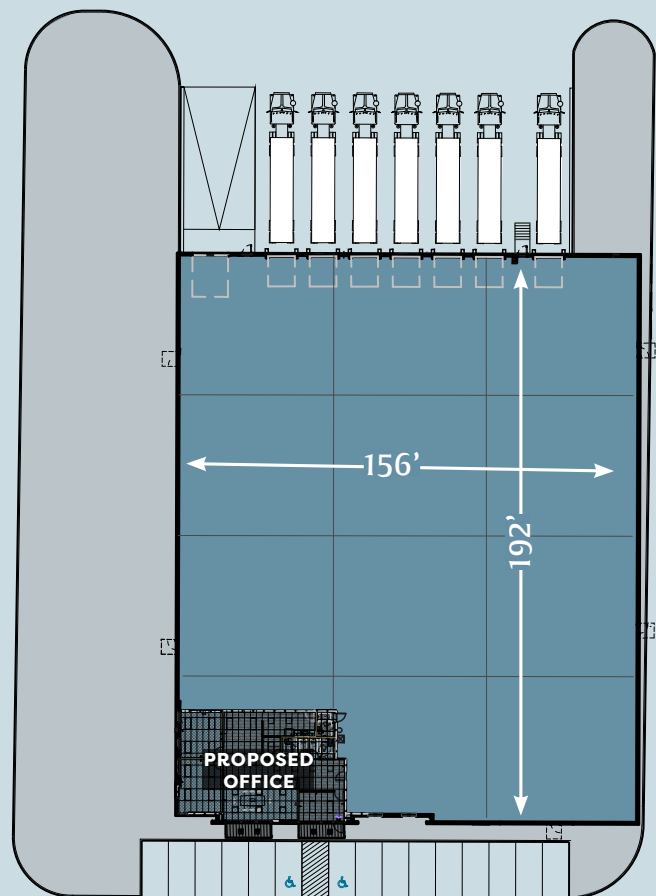
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Building B

- 29,952 SF
- Rear-Load Configuration
- 28' Clear Height
- 192' Building Depth
- 15 Parking Spaces
- 7 Dock-High Doors (9' x 10')
- 1 Ramp (12' x 14')
- 210' Truck Court
- ESFR Sprinkler System
- 3-Phase, 480V, 400 Amps



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