

# UNION CROSSING BUSINESS PARK BUILDING 2

108,080 SF FRONT LOAD I DISTRIBUTION BUILDING  
FOR SALE OR LEASE

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

**Construction Complete**



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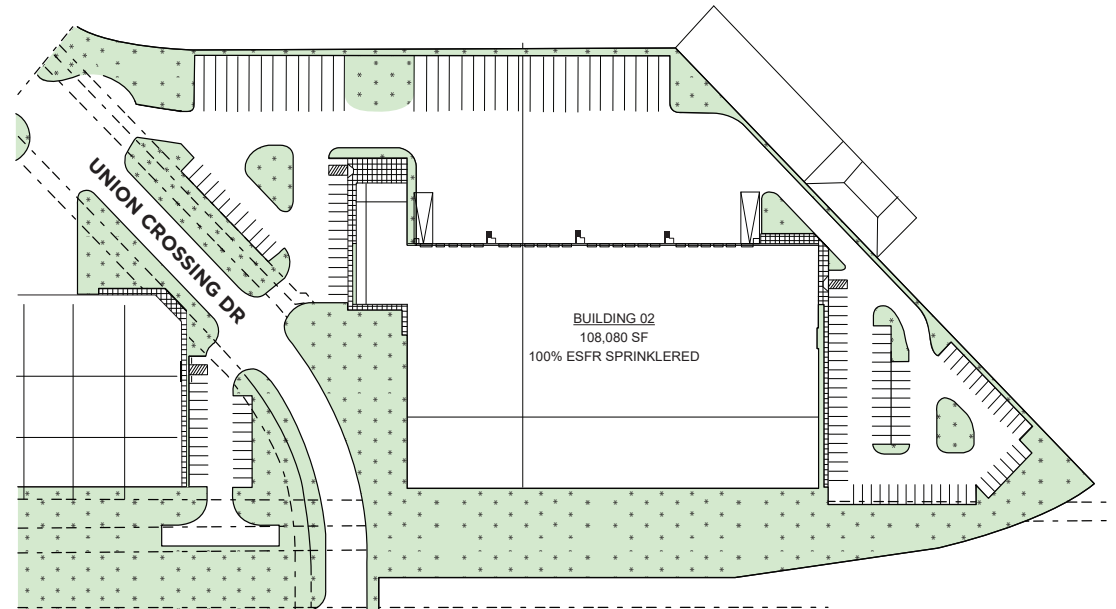


# PROPERTY OVERVIEW

<b>Location</b>	10615 Wyman Gordon Dr., Houston, TX 77095
<b>Rentable Area</b>	108,080 SF
<b>Office</b>	Build to suit
<b>Clear Height</b>	32'
<b>Ramps</b>	Two 12'x14' drive in doors
<b>Dock High Doors</b>	21 - 9 x 10 doors with vision panels
<b>Sprinkler System</b>	ESFR
<b>Truck Court</b>	195' with 7" reinforced concrete
<b>Speed Bay Depth</b>	60'
<b>Column Spacing</b>	60' x 50'
<b>Building Dimensions</b>	424 x 240 with 6" reinforced concrete
<b>Trailer Parks</b>	19 Trailer Parks More trailer parks can be added
<b>Auto Parks</b>	92 Auto Parks Additional parking can be added
<b>Power</b>	2000 amps
<b>Roof</b>	60 mil TPO

- Comments**
- Extremely low tax rate of \$1.95
  - Multiple points of ingress/egress to the park
  - FTZ Qualified
  - Freeport Zone

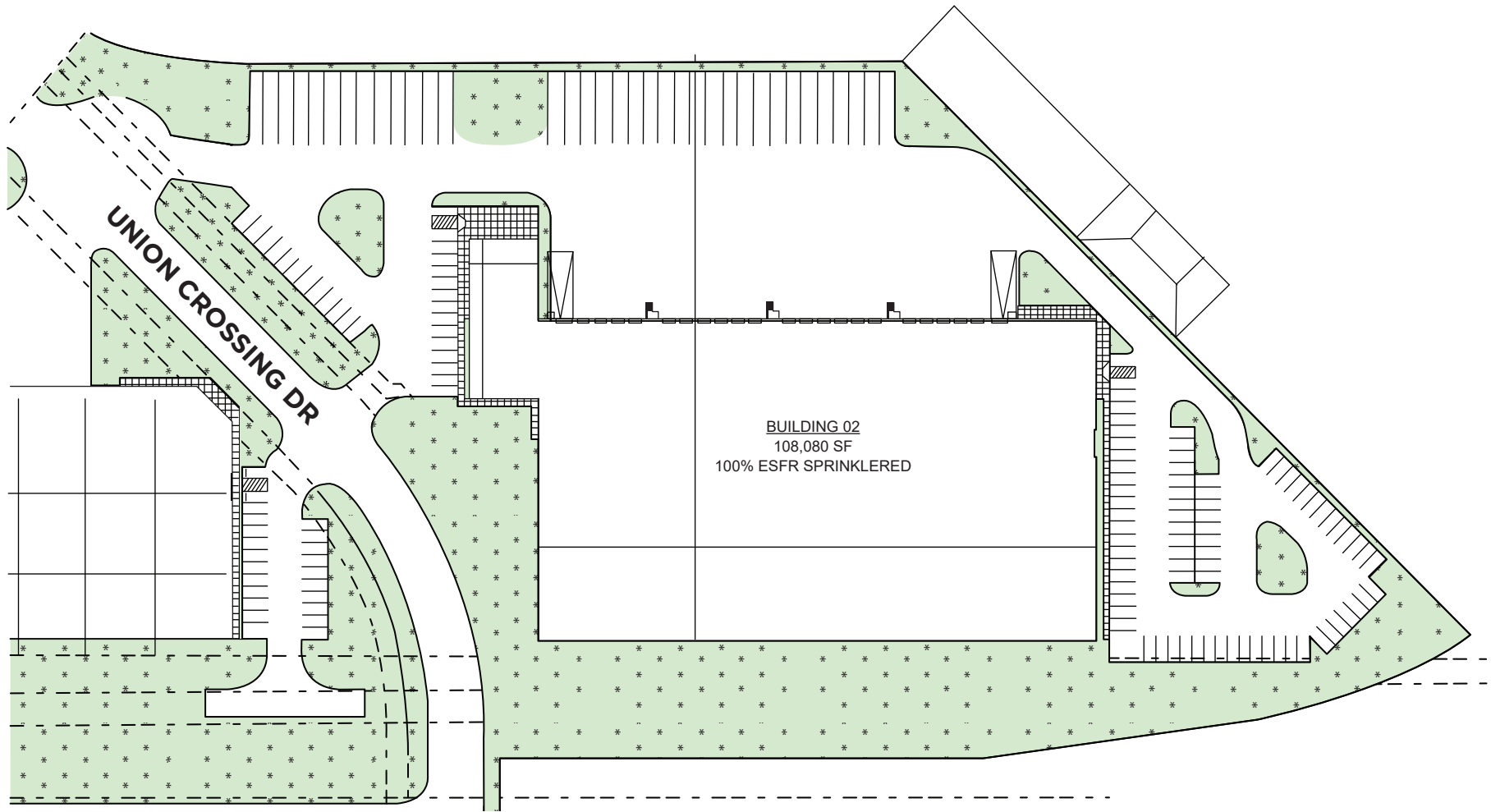
## SITE PLAN



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# BUILDING 2 SITE PLAN



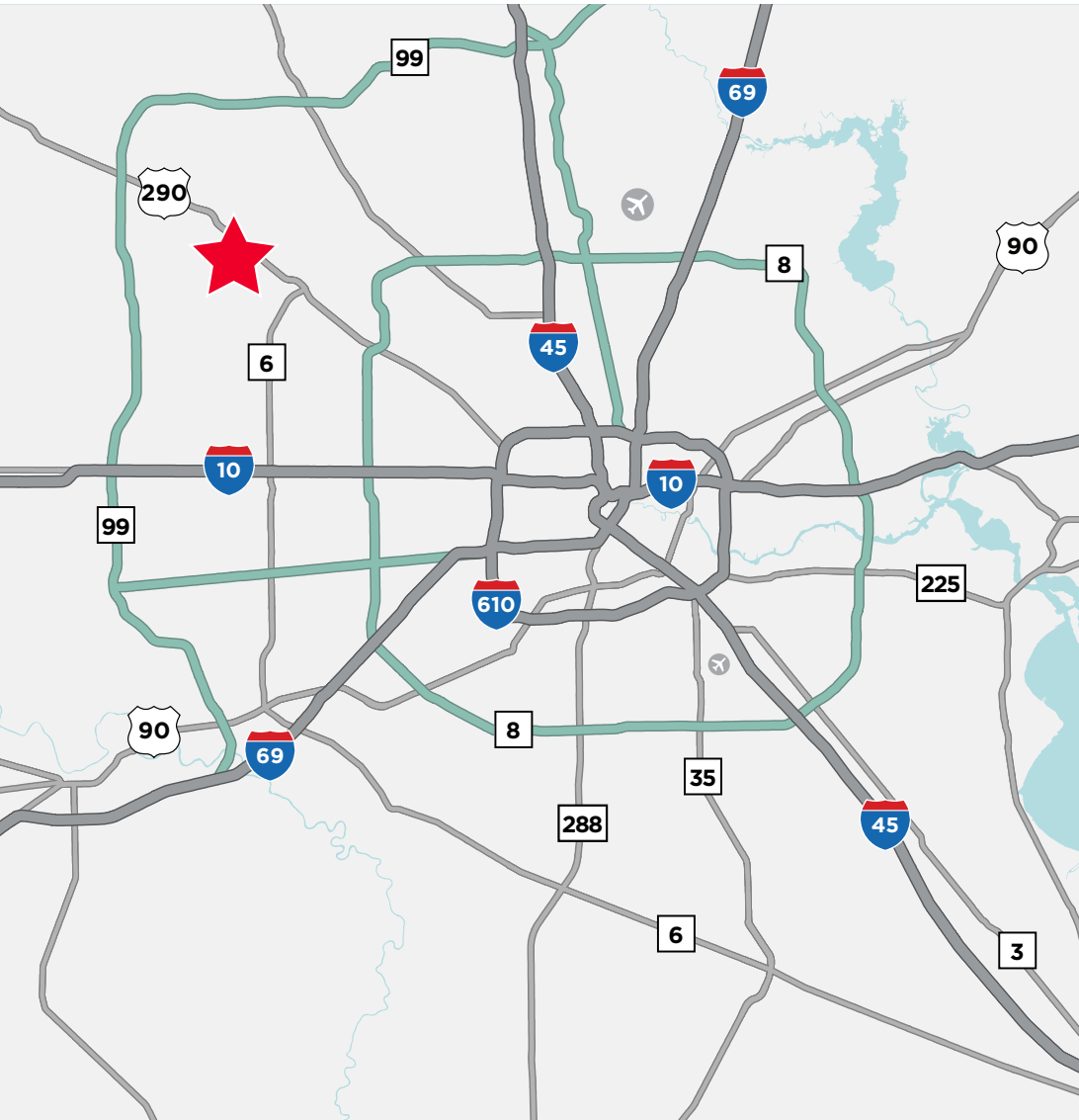
# AERIAL



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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
- FTZ Qualified
- Freeport Zone

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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