

PINNACLE LOGISTICS PARK PHASE II BUILDING 5

3 Year 100% Abatement on the Near Northwest Management District (NNMD)



11222 Tanyard Creek Dr | Houston, TX

±126,095 SF Available

Delivery Q1 2026

Premier Class A industrial space in Houston's Northwest core.

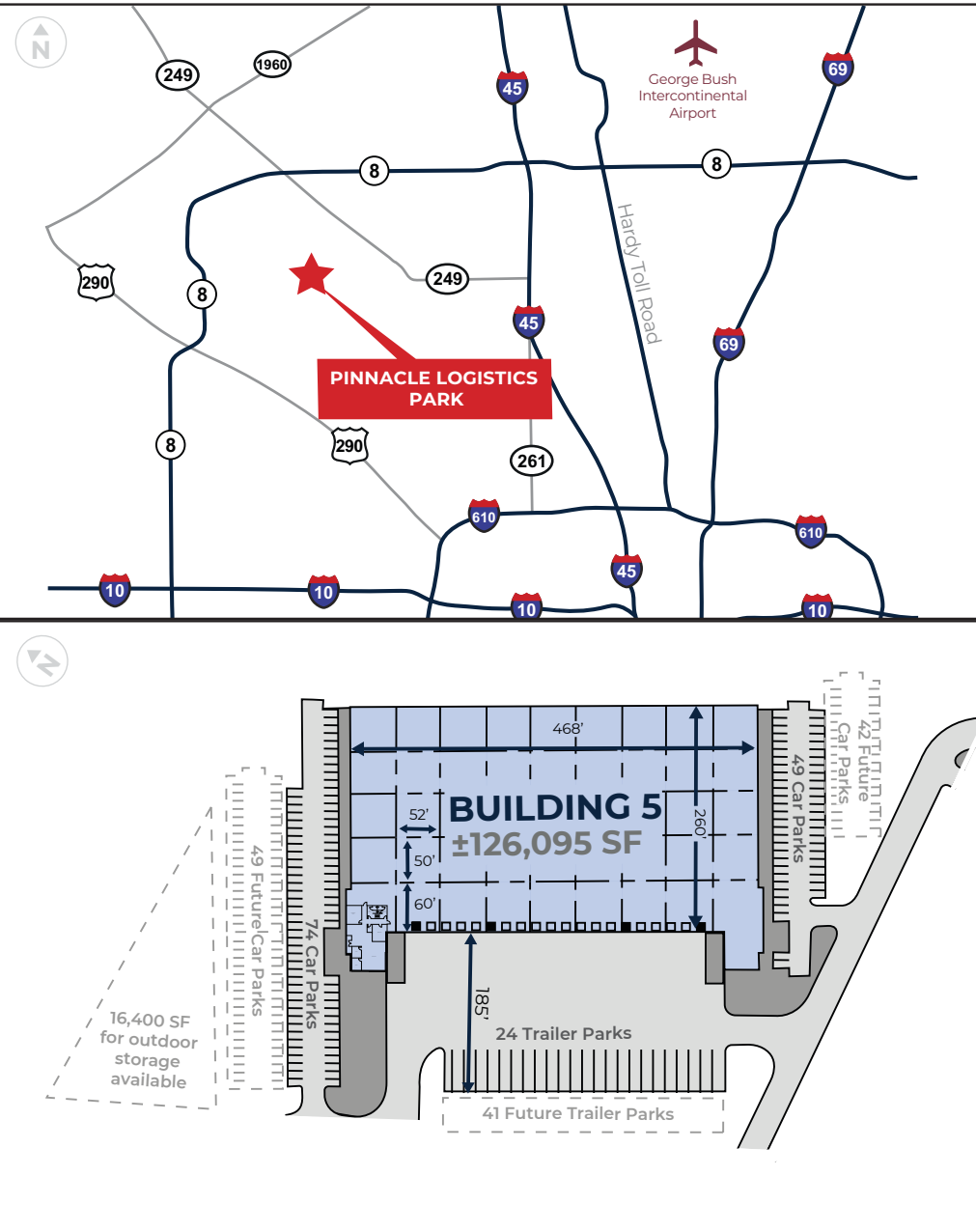
Flexible warehouse spaces from 70,000 – 126,095 SF.

Direct labor access. LEED certification underway.

HILLWOOD
A PEROT COMPANY*

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PROPERTY OVERVIEW

3 Year 100% Abatement on the Near Northwest Management District



±126,095 SF available



±3,000 SF spec office



3 Phase 480V power with 4,000 amps



Front load configuration



32' clear height



6" thick, fully reinforced floor slab



52' W x 50' D column spacing; 60' D at staging bays



185' truck court



20 - 9' x 10' truck doors



5 - 45k lb. mechanical levels



24 - trailer parking spaces



126 - auto parking spaces (132 future)



2 - 12' x 14' drive-in ramp doors



LED interior lighting, 2 per bay



ESFR sprinkler system



16,400 SF for outdoor storage available

Development



RYAN BAUMGARTNER

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ryan.baumgartner@hillwood.com

Leasing



JEREMY LUMBRERAS, SIOR

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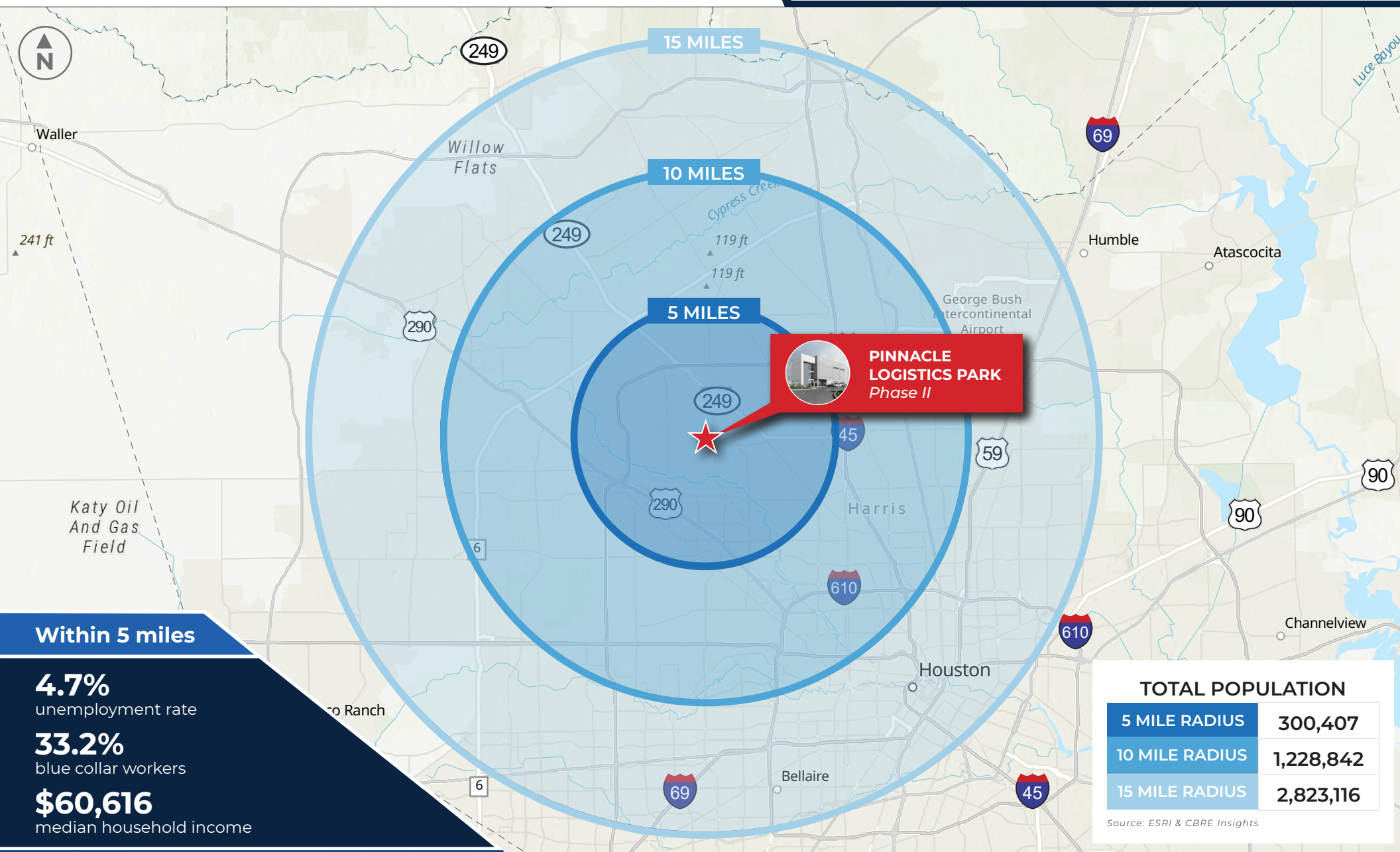
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AREA DEMOGRAPHICS



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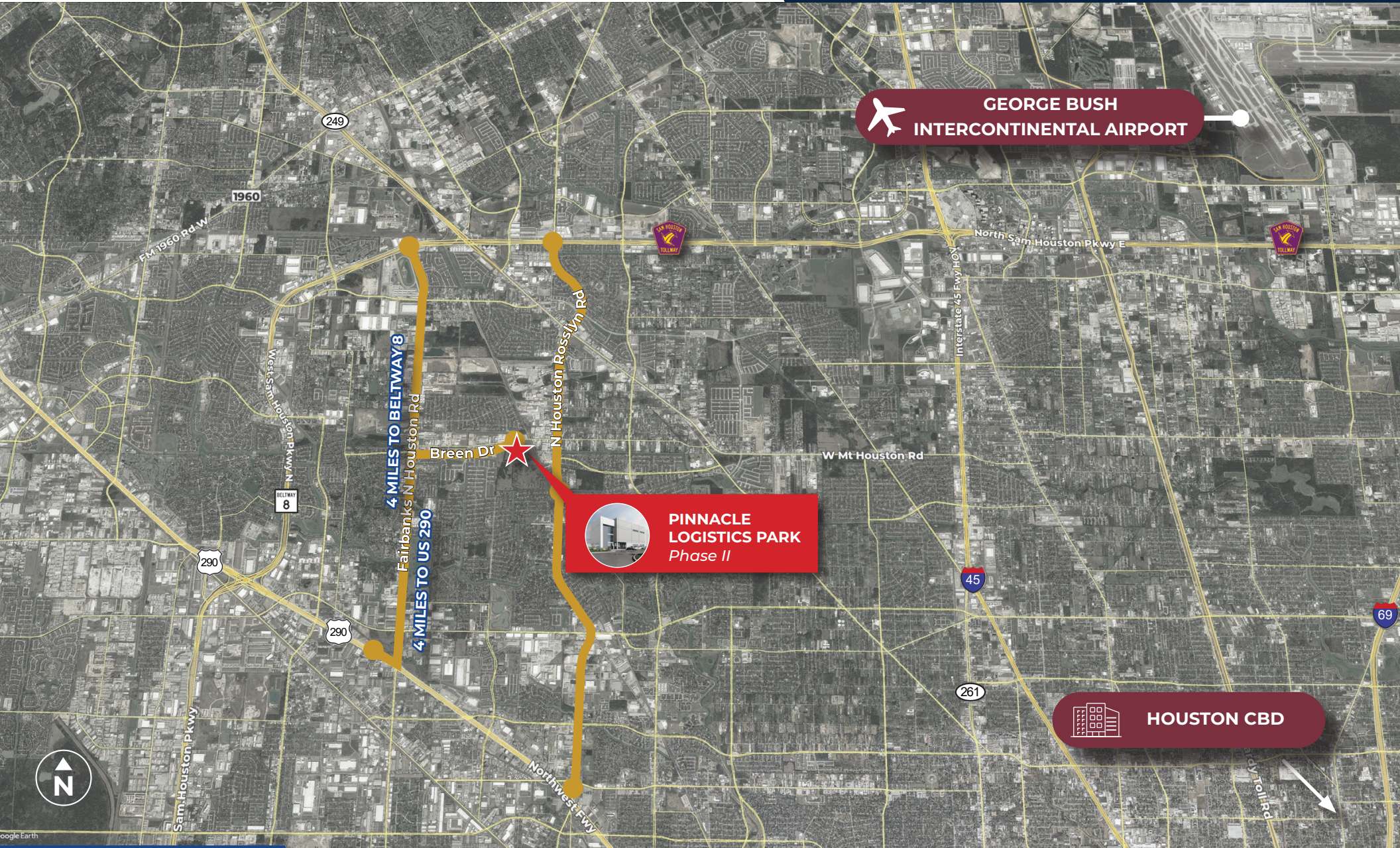


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DRIVE
TIMES

US Hwy 290

<4 mi. 8 min.

Beltway 8

<4 mi. 8 min.

George Bush
Intercontinental Airport

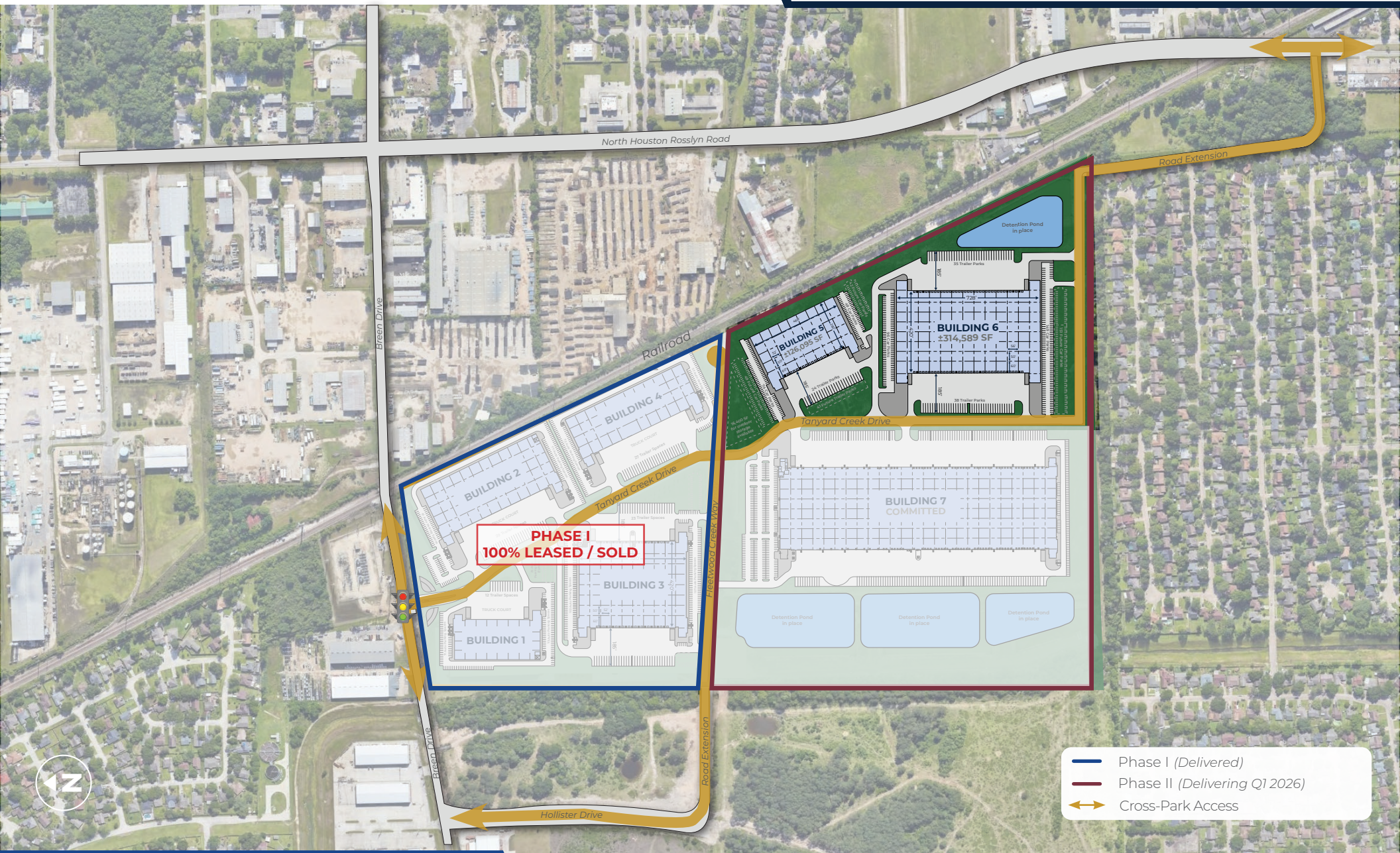
16 mi. 26 min.

Houston CBD

16 mi. 26 min.

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MASTER SITE PLAN



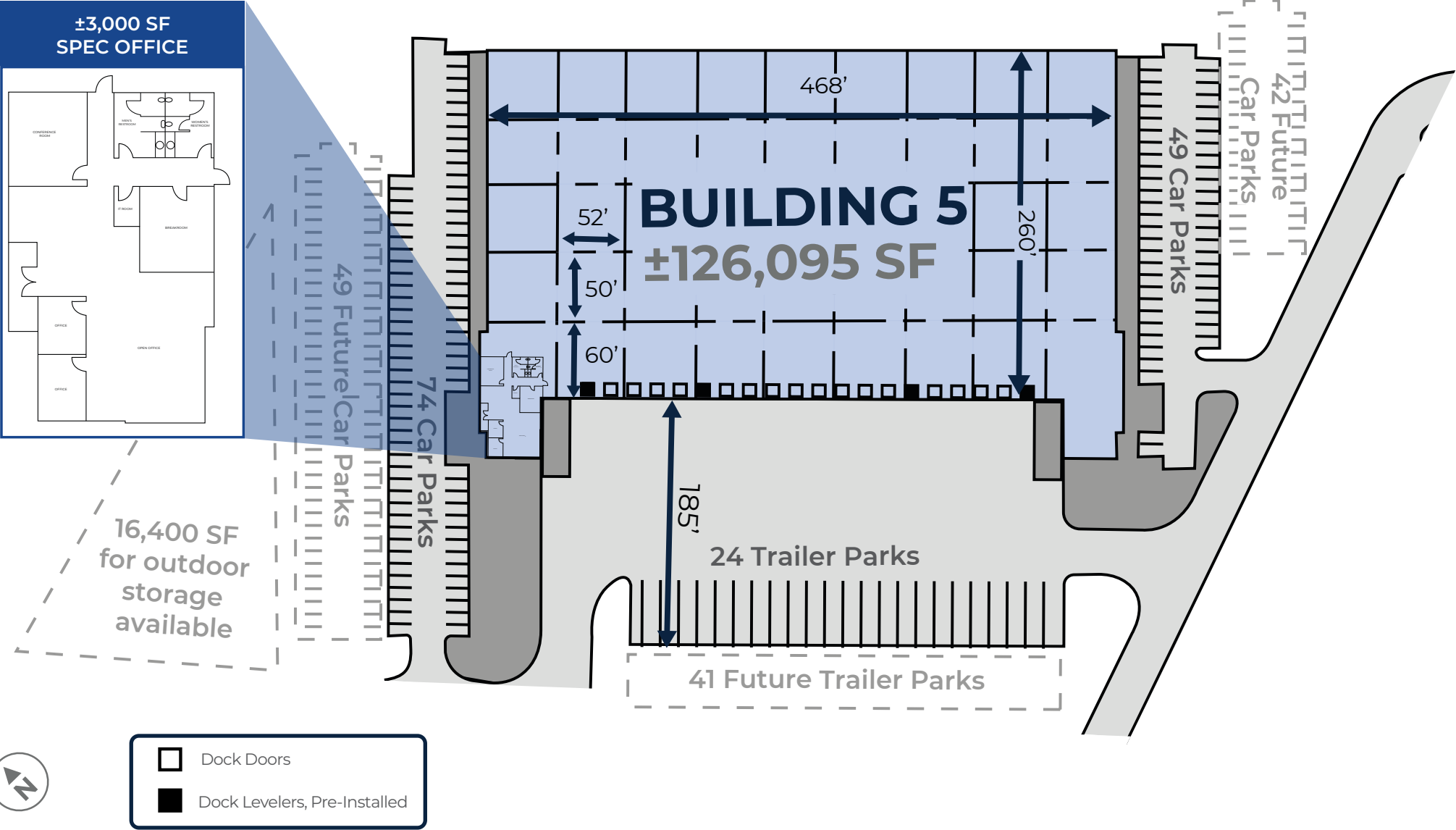
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