

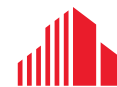
Q2 2027 CONSTRUCTION COMPLETION



190,650 SF FRONT LOAD DISTRIBUTION BUILDING
FOR SALE OR LEASE

UNION CROSSING BUILDING 3

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



CUSHMAN &
WAKEFIELD

UNION CROSSING BUILDING 3

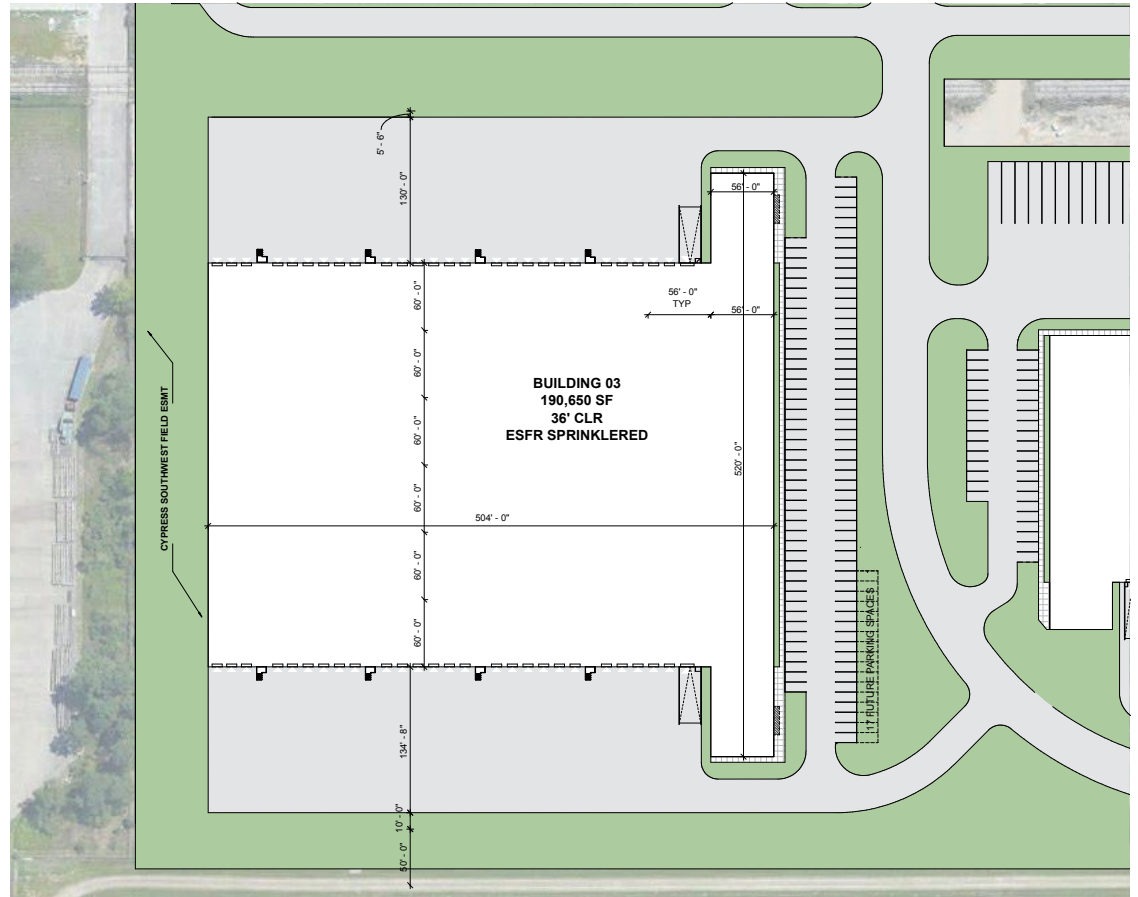
190,650 SF FOR SALE OR LEASE

Property Highlights

LOCATION	10602 Wyman Gordon Drive Houston, TX 77098
RENTABLE AREA	190,650 SF
OFFICE	Build to suit
CLEAR HEIGHT	36'
RAMPS	Two 12' x 14' drive in doors
DOCK HIGH DOORS	Fifty-two 9' x 10' doors with vision panels
SPRINKLER SYSTEM	ESFR
TRUCK COURT	130' with 7" reinforced concrete
SPEED BAY DEPTH	60'
COLUMN SPACING	60' x 56'
BUILDING DIMENSIONS	504' x 360' with 6" reinforced concrete
TRAILER PARKS	Trailer Parking Available in the Park
AUTO PARKS	99 Auto Parks (additional parking can be added)
POWER	1,600 amps
ROOF	60 mil TPO

- COMMENTS**
- Class A corporate environment
 - Multiple ingress/egress points
 - Tax Mill Rate: 2.01 - extremely low

Site Plan

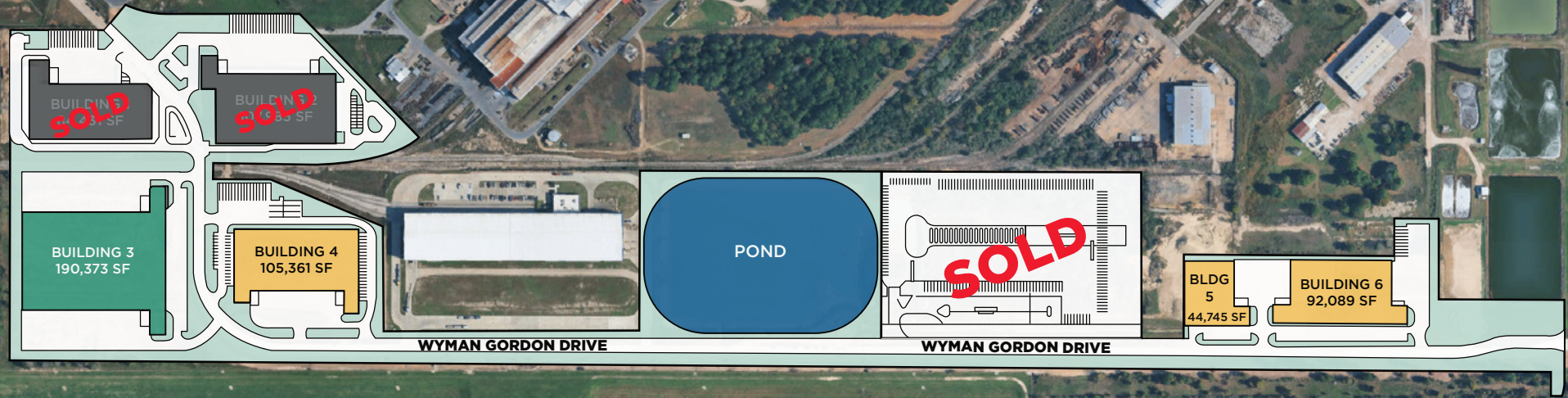


UNION CROSSING BUILDING 3

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SITE PLAN

- Fall 2026 Completion
- Summer 2027 Completion
- Sold



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AERIAL MAP



8 MILES TO BELTWAY

10 MILES TO GRAND PARKWAY

290

Telge Road

Tuckerton Road

TO HIGHWAY 290

N

BLDG 1
SOLD
64,500 SF

BLDG 2
SOLD
65,350 SF

BUILDING 3
190,373 SF

BUILDING 4
105,361 SF

POND

SOLD

BLDG 5
44,745 SF

BUILDING 6
92,089 SF

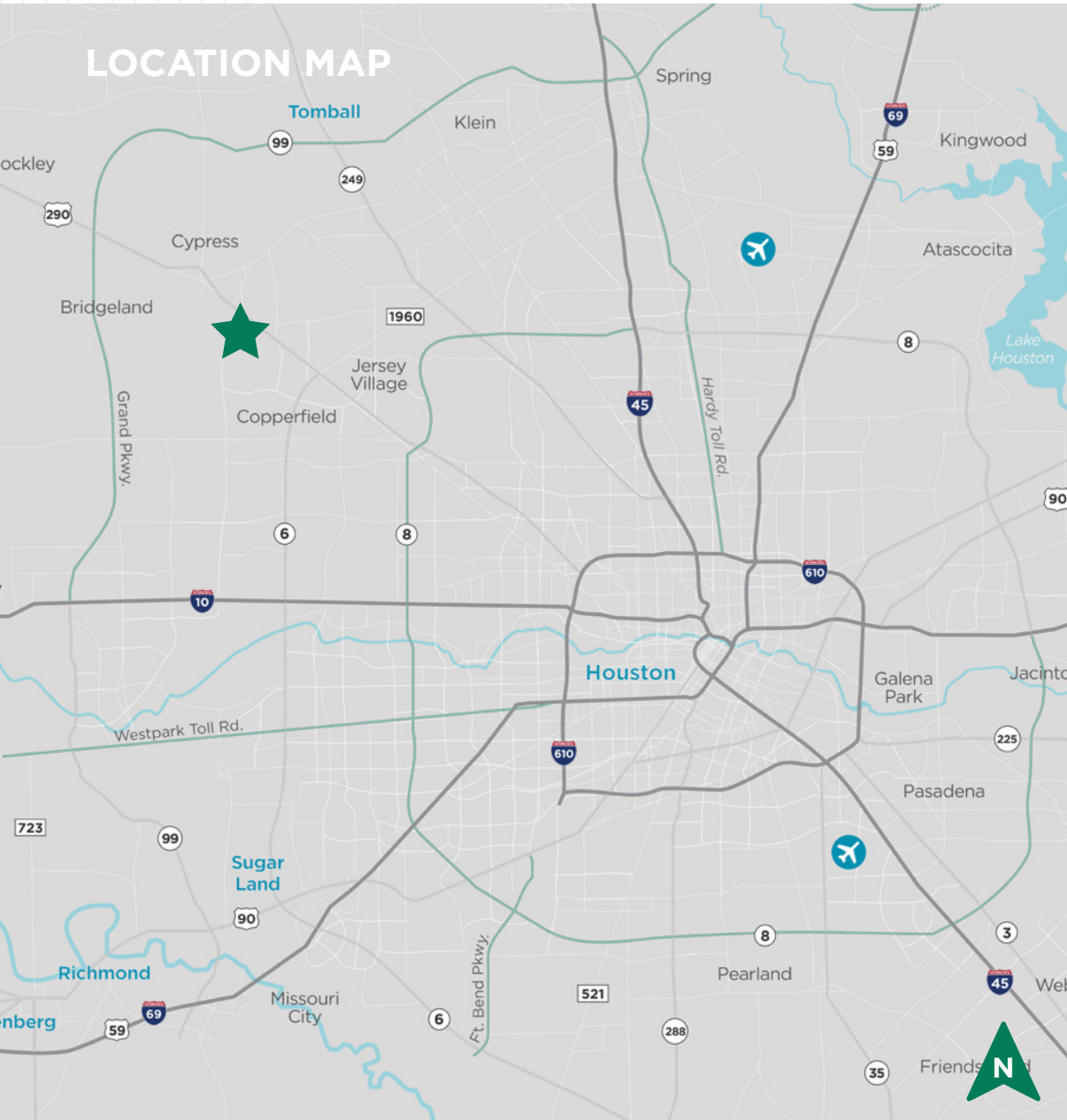
WYMAN GORDON DRIVE

WYMAN GORDON DRIVE

UNION CROSSING BUILDING 3

190,650 SF FOR SALE OR LEASE

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

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:

STEPHEN SCHNEIDAU

Vice Chairman

Direct: +1 713 963 2822

Mobile: +1 713 557 3560

stephen.schneidau@cushwake.com

STEPHEN THOMAS SCHNEIDAU

Senior Associate

Mobile: +1 713 502 8260

Direct: +1 713 260 0219

stephenthomas.schneidau@cushwake.com

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