

PINNACLE LOGISTICS PARK PHASE II BUILDING 6

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



11122 Tanyard Creek Dr | Houston, TX

±314,589 SF Available

Delivery Q1 2026

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

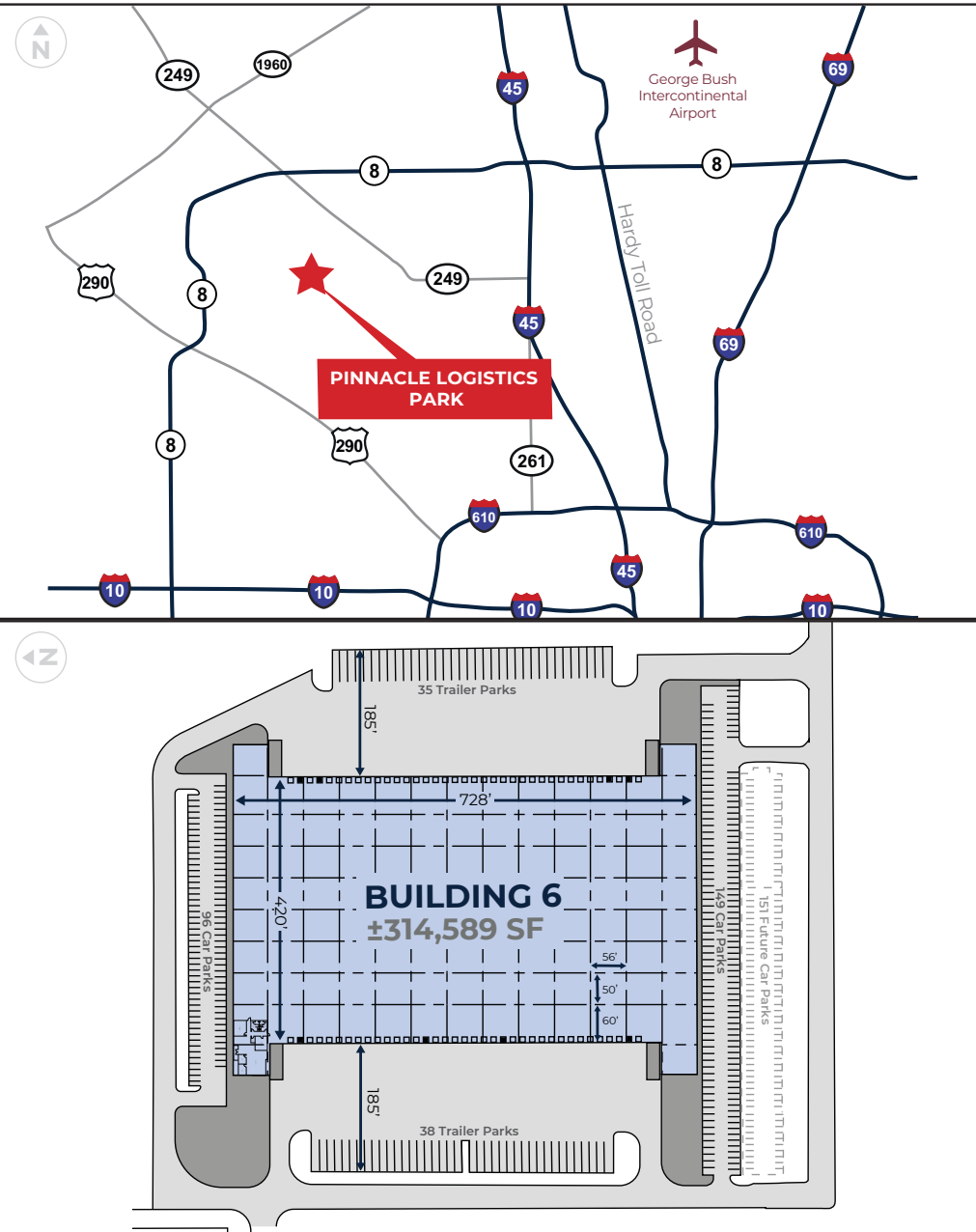
Flexible warehouse spaces from 70,000 – 314,589 SF.

Direct labor access. LEED certification underway.

HILLWOOD
A PEROT COMPANY*

PINNACLE LOGISTICS PARK PHASE II | BUILDING 6

11122 TANYARD CREEK DR | HOUSTON, TX



PROPERTY OVERVIEW

3 Year 100% Abatement on the Near Northwest Management District



±314,589 SF available



±3,000 SF spec office



3 Phase 480V power with 4,000 amps



Cross-dock configuration



36' clear height



6" thick, fully reinforced floor slab



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



185' truck courts



68 - 9' x 10' truck doors



8 - 45k lb. mechanical levels



73 - trailer parking spaces



248 - auto parking spaces (151 future)



4 - 12' x 14' drive-in ramp doors



LED interior lighting, 2 per bay



ESFR sprinkler system

Development



RYAN BAUMGARTNER

713 304 8878 (c)
ryan.baumgartner@hillwood.com

Leasing



JEREMY LUMBRERAS, SIOR

713 560 0608 (c)
jlumbreras@streamrealty.com

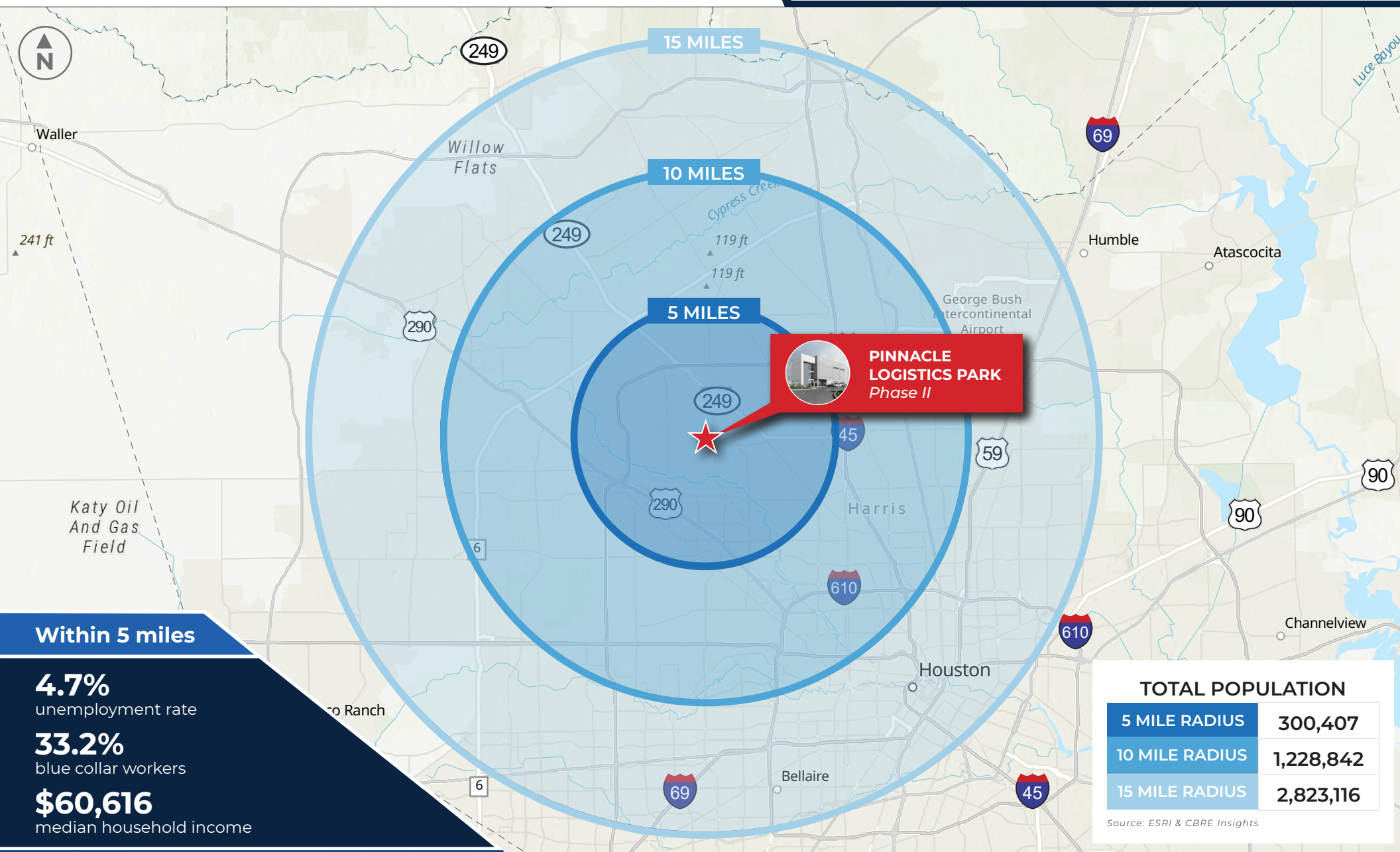
HEATH DONICA

903 879 1776 (c)
heath.donica@streamrealty.com

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AREA DEMOGRAPHICS



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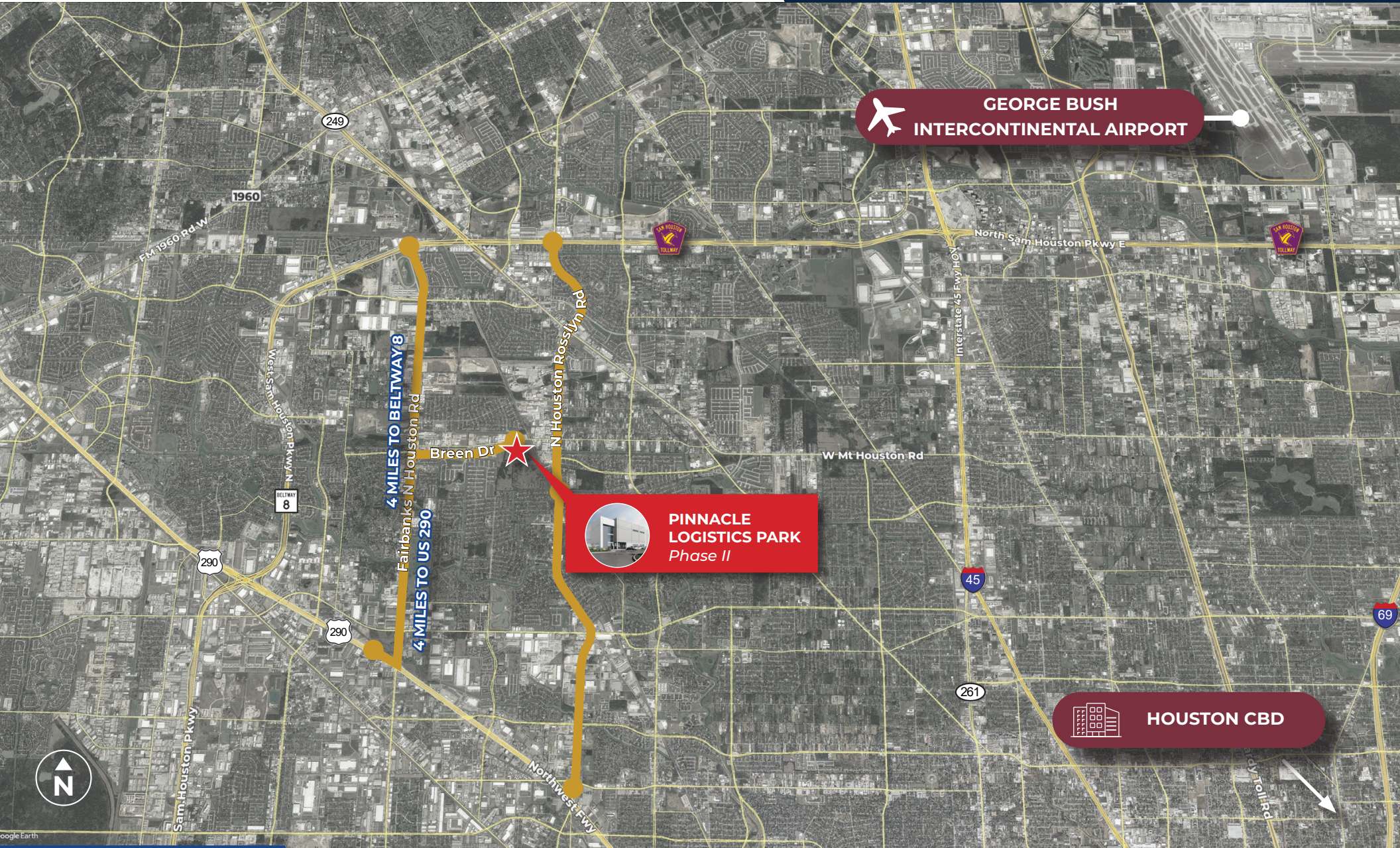
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DRIVE
TIMES

US Hwy 290

<4 mi. 8 min.

Beltway 8

<4 mi. 8 min.

George Bush
Intercontinental Airport

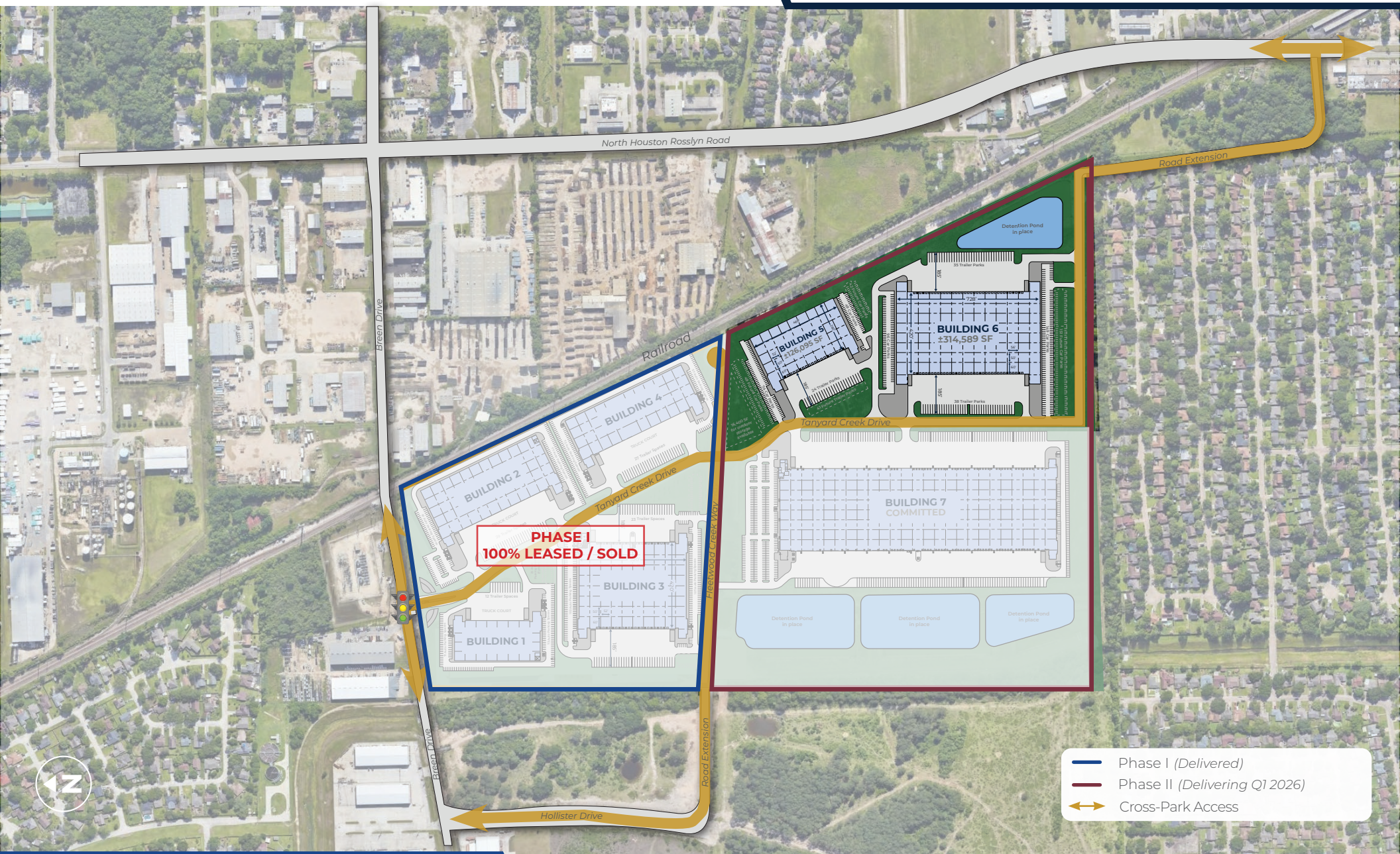
16 mi. 26 min.

Houston CBD

16 mi. 26 min.

11122 TANYARD CREEK DR | HOUSTON, TX

MASTER SITE PLAN



713 304 8878 (c)
ryan.baumgartner@hillwood.com



Leasing
STREAM

713 560 0608 (c)
jlumbreras@streamrealty.com

903 879 1776 (c)
heath.donica@streamrealty.com

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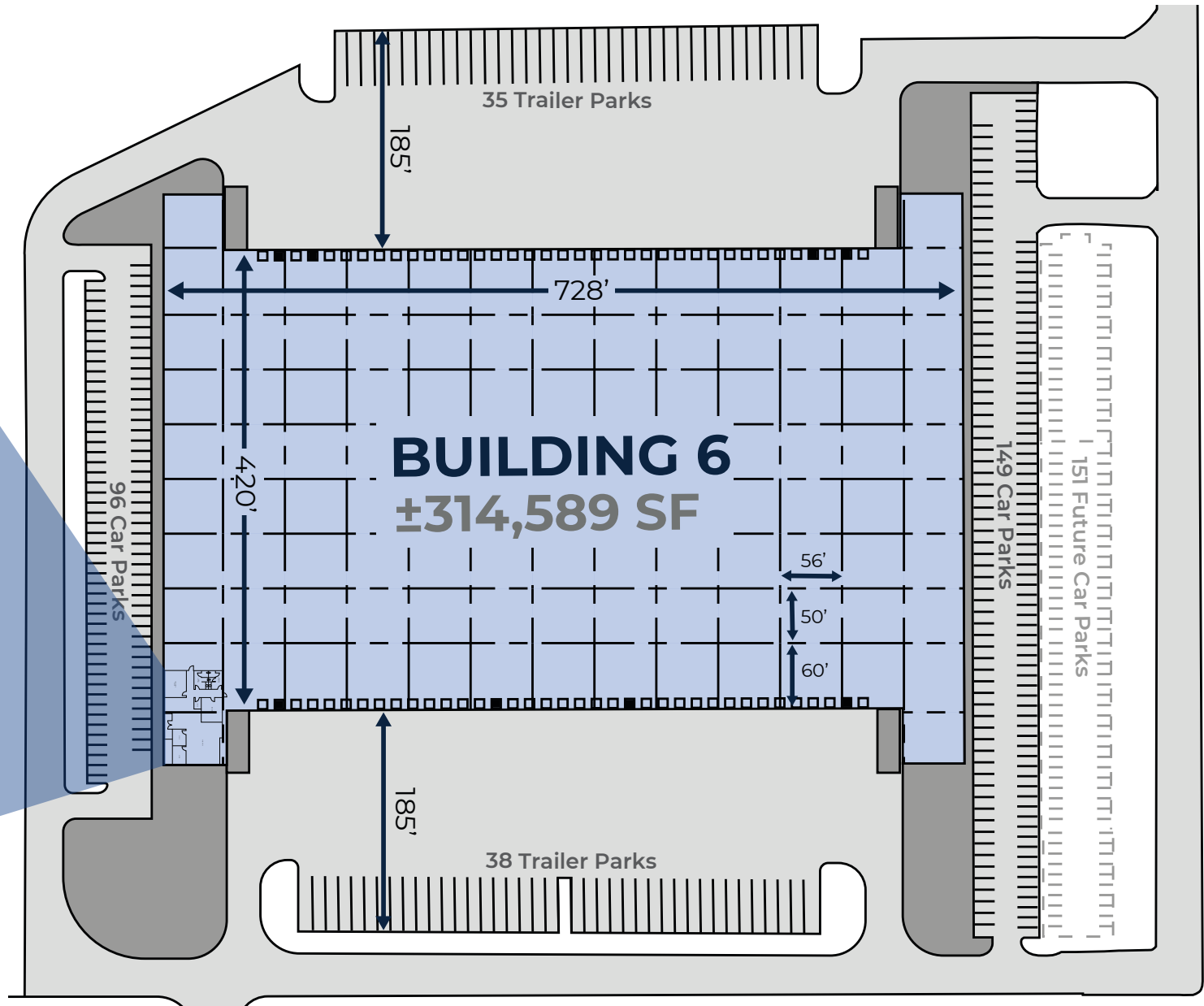
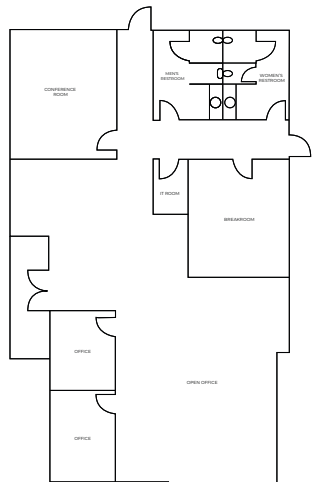
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SITE PLAN

 Dock Doors

 Dock Levelers, Pre-Installed

±3,000 SF
SPEC OFFICE



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DEVELOPMENT



3355 West Alabama St | Ste 1155
Houston, TX 77098
hillwood.com

Ryan Baumgartner

713 304 8878 (c)
ryan.baumgartner@hillwood.com

LEASING



3040 Post Oak Blvd | Ste 600
Houston, TX 77056
streamrealty.com

Jeremy Lumbreras, SIOR

713 560 0608 (c)
jlumbreras@streamrealty.com

Heath Donica

903 879 1776 (c)
heath.donica@streamrealty.com



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