

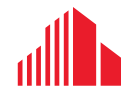
OCTOBER 2026 CONSTRUCTION COMPLETION



44,870 SF & 92,089 SF SIDE LOAD DISTRIBUTION
BUILDINGS FOR SALE OR LEASE

UNION CROSSING BUILDING 5 & 6

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



CUSHMAN &
WAKEFIELD

UNION CROSSING BUILDINGS 5 & 6

44,870 SF & 92,089 SF FOR SALE OR LEASE

Building 5

| | |
|----------------------------|--|
| LOCATION | Houston, TX 77098 |
| RENTABLE AREA | 44,870 SF |
| OFFICE | Build to suit |
| CLEAR HEIGHT | 32' |
| RAMPS | One 12' × 14' drive-in door |
| DOCK HIGH DOORS | Nine 9' × 10' doors with vision panels |
| SPRINKLER SYSTEM | ESFR |
| TRUCK COURT | 200' shared, with 7" reinforced concrete |
| SPEED BAY DEPTH | 60' |
| COLUMN SPACING | 60' × 54' |
| BUILDING DIMENSIONS | 227' × 180' with 6" reinforced concrete |
| TRAILER PARKS | Trailer parks in the Park |
| AUTO PARKS | 21 auto parks (additional parking can be added) |
| POWER | 1,200 Amps |
| ROOF | 60 mil TPO |
| COMMENTS | <ul style="list-style-type: none"> • Class A corporate environment • Multiple ingress/egress points • Tax Mill Rate: 2.01 - extremely low |

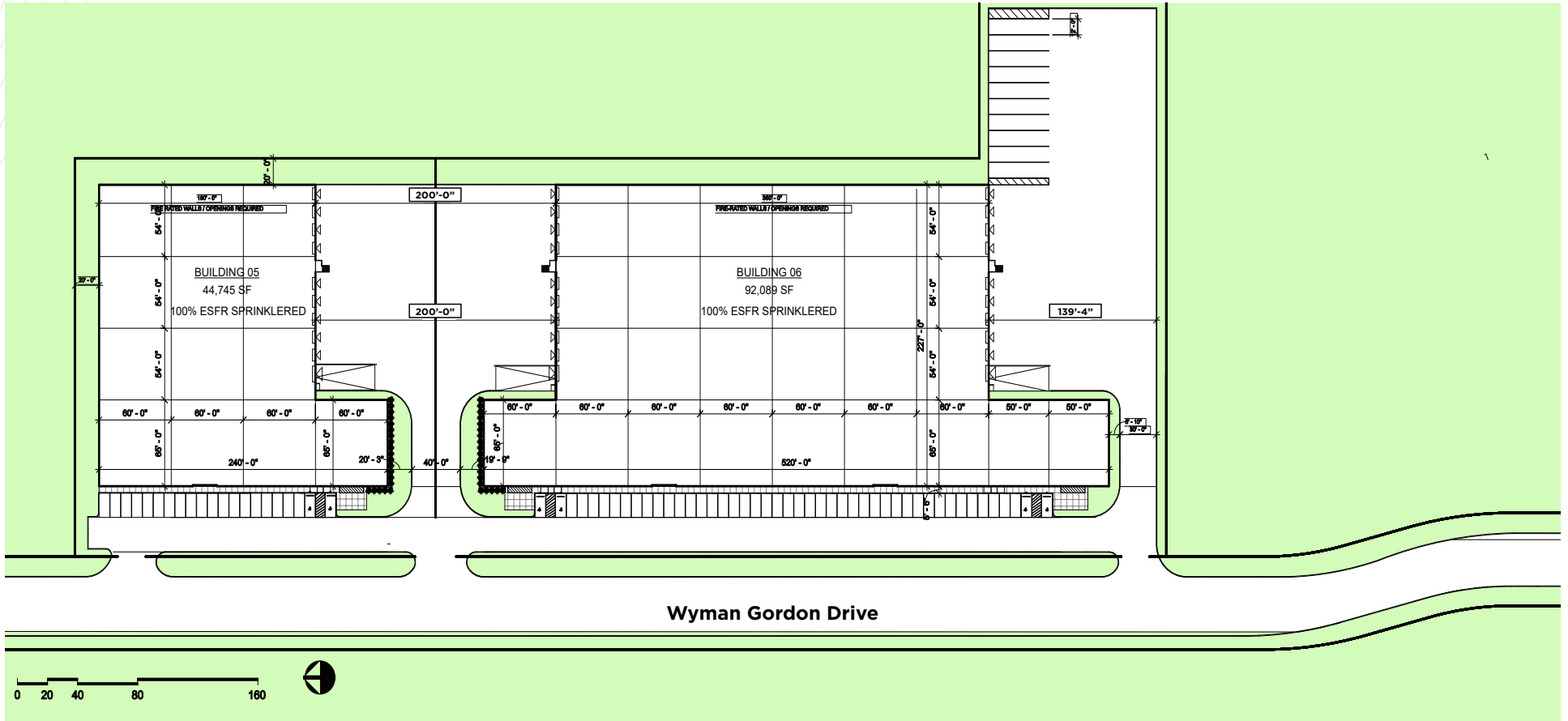
Building 6

| | |
|----------------------------|--|
| LOCATION | Houston, TX 77098 |
| RENTABLE AREA | 92,089 SF |
| OFFICE | Build to suit |
| CLEAR HEIGHT | 32' |
| RAMPS | Two 12' × 14' drive-in doors |
| DOCK HIGH DOORS | Eighteen 9' × 10' doors with vision panels |
| SPRINKLER SYSTEM | ESFR |
| TRUCK COURT | 200' shared & 139'-4" dedicated, both with 7" reinforced concrete |
| SPEED BAY DEPTH | 60' |
| COLUMN SPACING | 60' × 54' |
| BUILDING DIMENSIONS | 227' × 180' with 6" reinforced concrete |
| TRAILER PARKS | Trailer parks in the Park |
| AUTO PARKS | 21 auto parks (additional parking can be added) |
| POWER | 1,200 amps |
| ROOF | 60 mil TPO |
| COMMENTS | <ul style="list-style-type: none"> • Class A corporate environment • Multiple ingress/egress points • Tax Mill Rate: 2.01 - extremely low |

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Site Plan

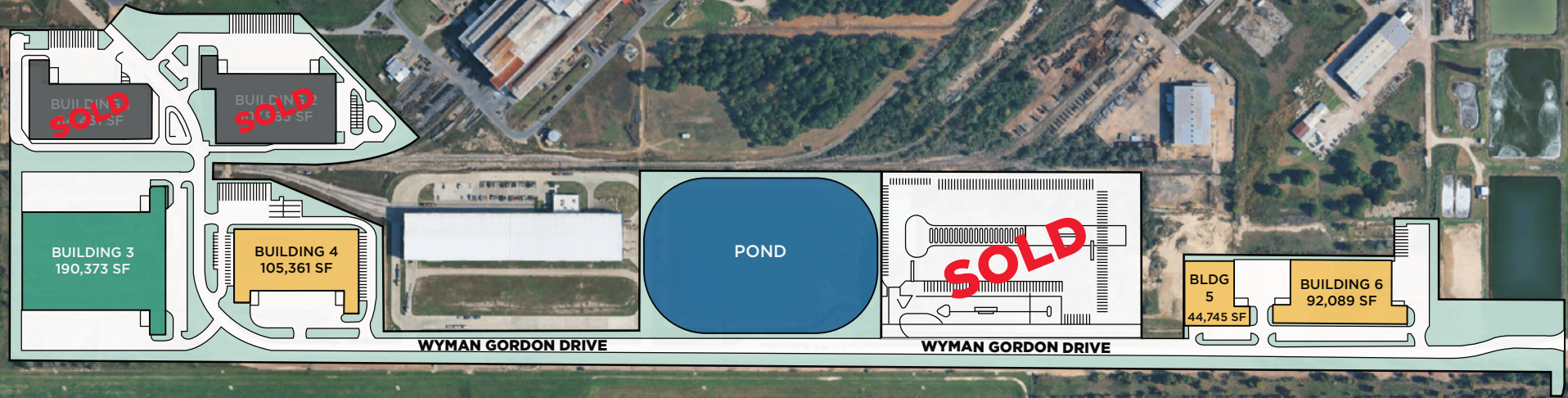


UNION CROSSING BUILDINGS 5 & 6

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SITE PLAN

- Fall 2026 Completion
- Summer 2027 Completion
- Sold



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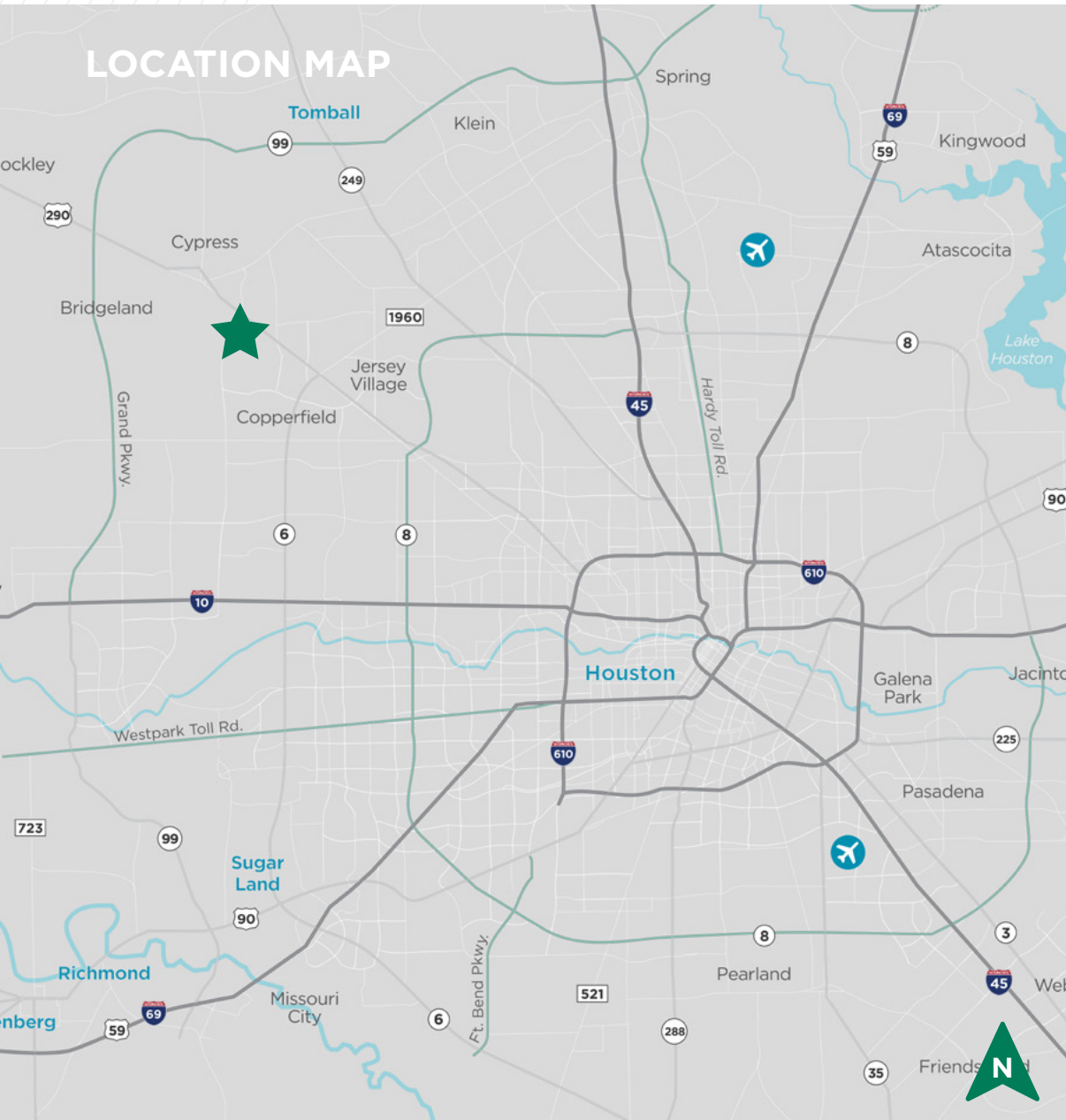
AERIAL MAP



UNION CROSSING BUILDINGS 5 & 6

44,870 SF & 92,089 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 |



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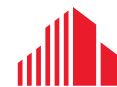
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