

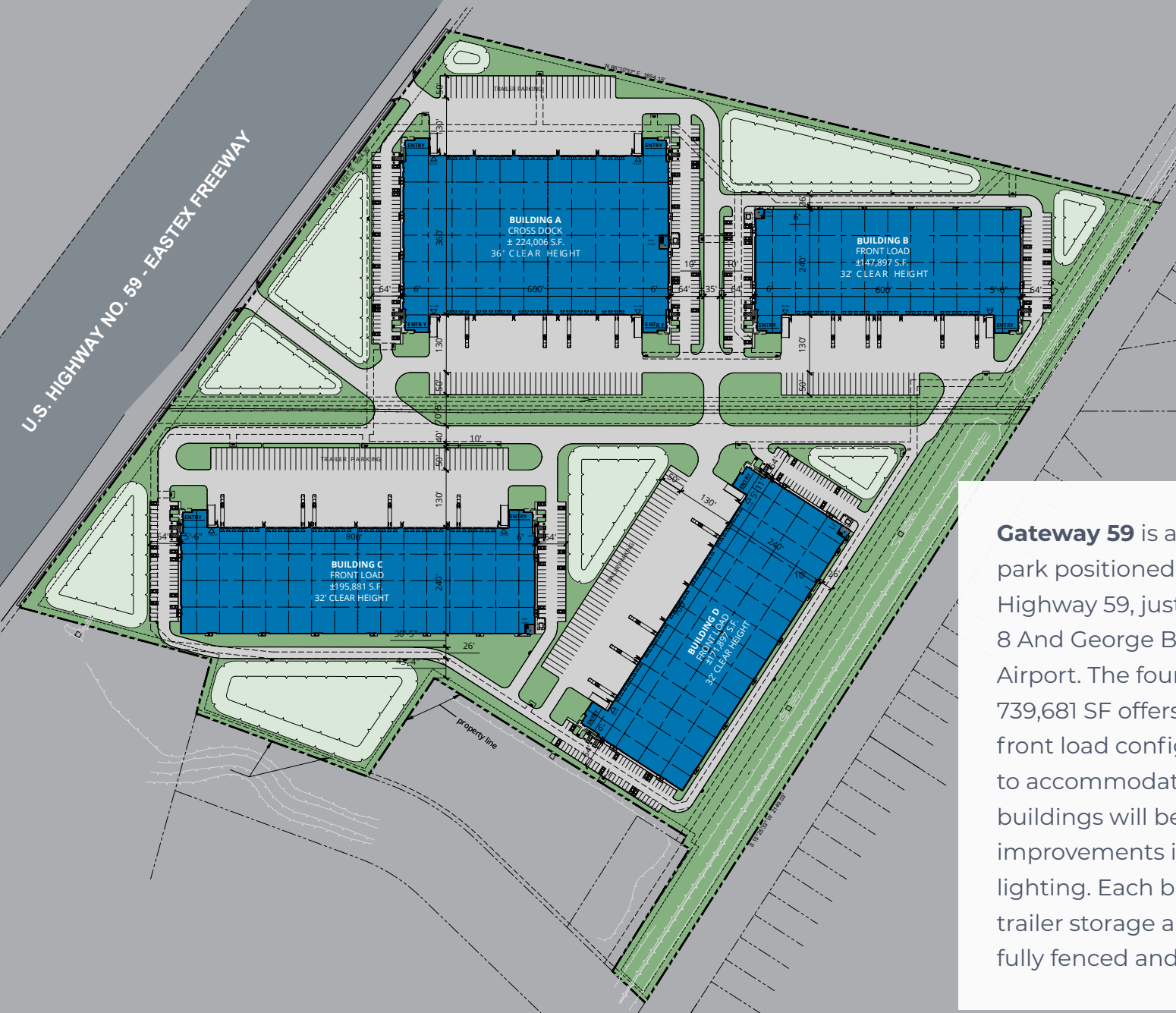


59 GATEWAY

LOGISTICS PARK



FOR SALE OR LEASE
UNDER CONSTRUCTION / Q3 2026 DELIVERY



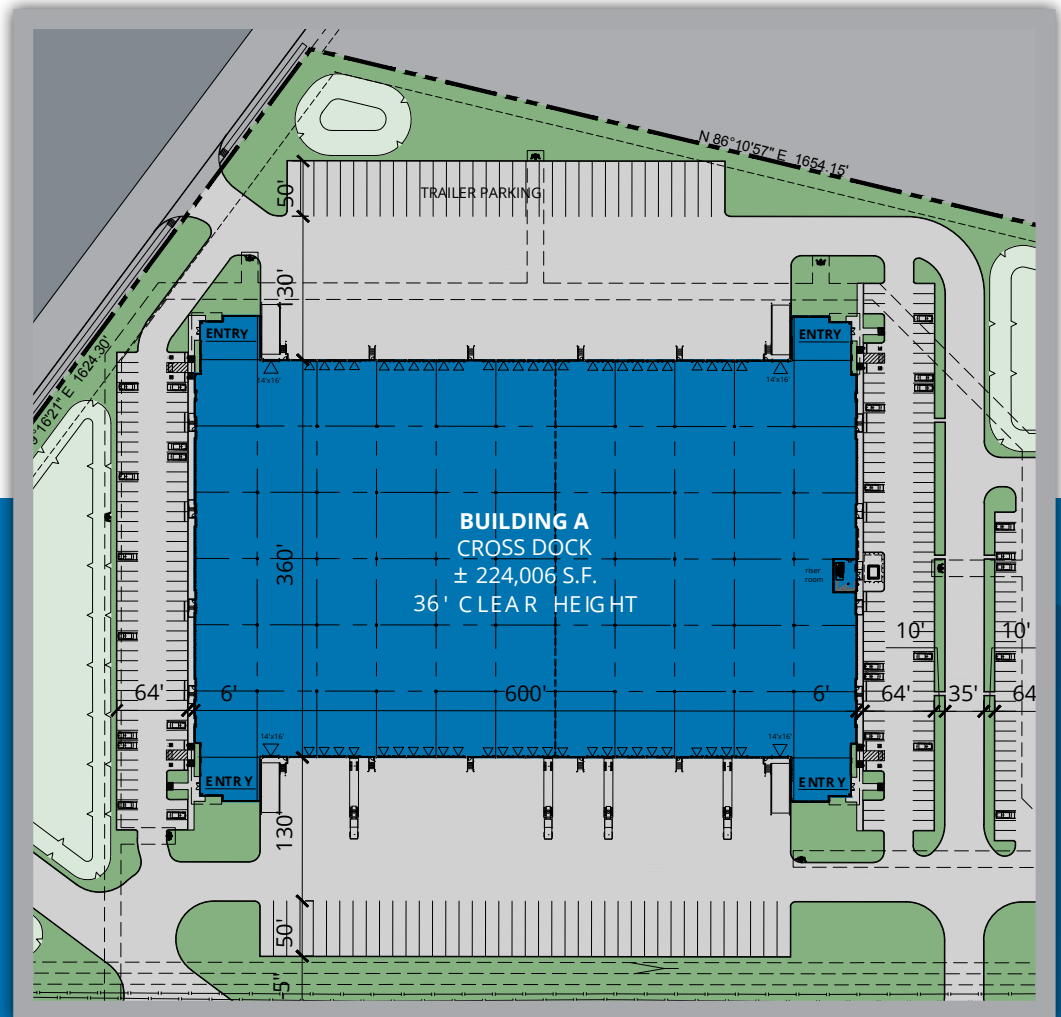
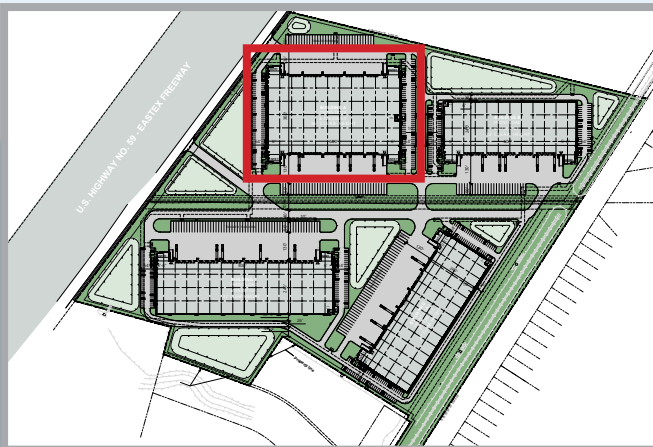
Gateway 59 is a master planned business park positioned on 62 acres fronting Highway 59, just minutes from Beltway 8 And George Bush Intercontinental Airport. The four building project totaling 739,681 SF offers both cross dock and front load configurations and is designed to accommodate a range of users. The buildings will be delivered with speculative improvements including office, and LED lighting. Each building features ample trailer storage and has the ability to be fully fenced and secured.

BUILDING A

+/- 224,006 SF CROSS DOCK

16750 HWY 59

- 17.22 AC
- BTS office
- 36' clear height
- ESFR Sprinklered
- LED WH lights (2 per bay)
- (52) dock-high doors
- (4) drive-in ramps
- 60' speed bays
- 191 vehicle parking
- 73 trailer stalls
- 3-phase, 480 V, 2500-AMP
- Ability to be fenced and secured



Colliers

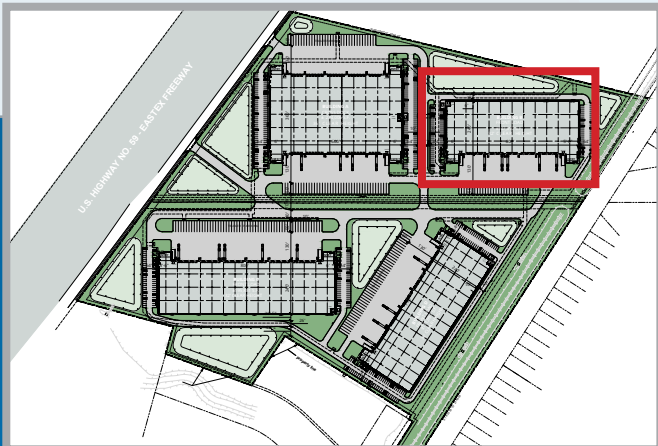
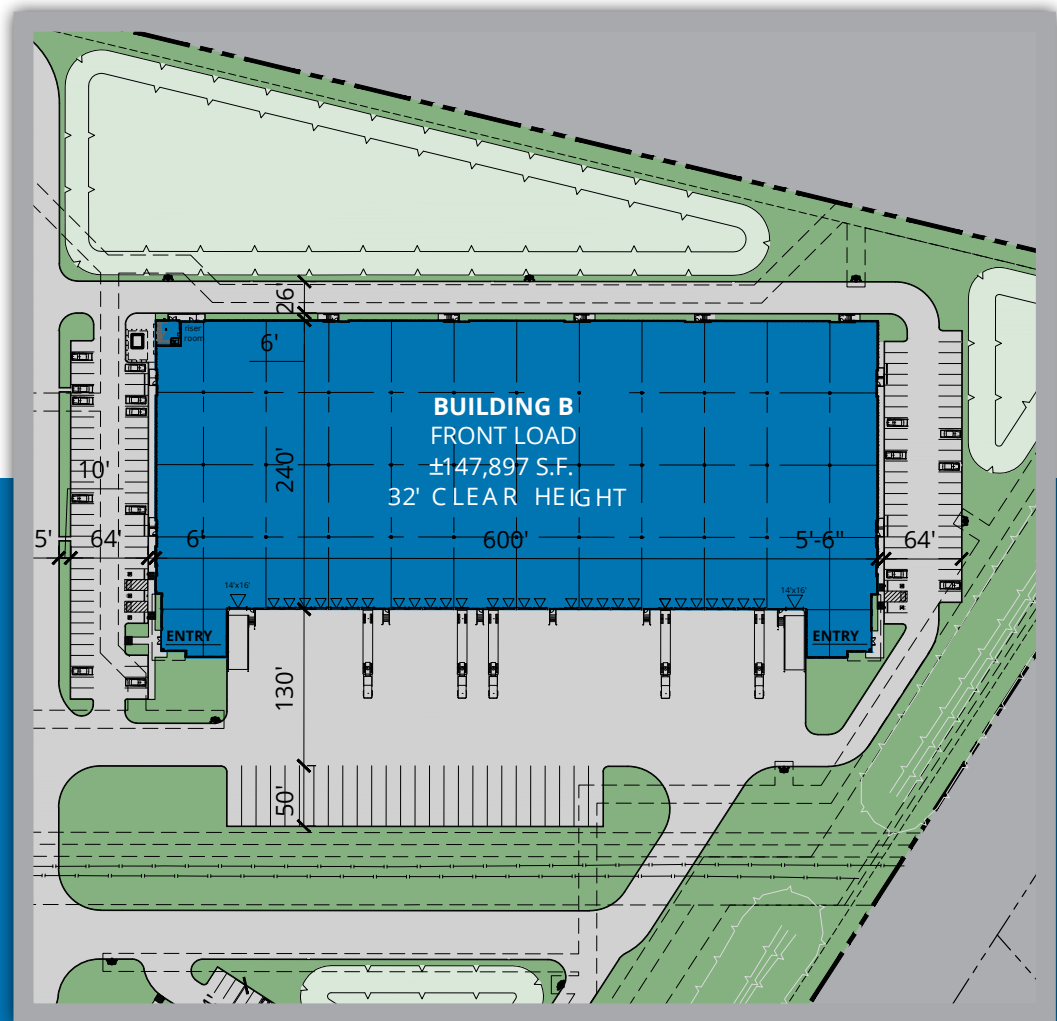


BUILDING B

+/- 147,897 SF FRONT LOAD

16780 HWY 59

- 12.72 AC
- BTS office
- 32' clear height
- ESFR Sprinklered
- LED WH lights (2 per bay)
- (28) dock-high doors
- (2) drive-in ramps
- 60' speed bays
- 110 vehicle parking
- 26 trailer stalls
- 3-phase, 480 V, 1600-Amp
- Ability to be fenced and secured



Colliers

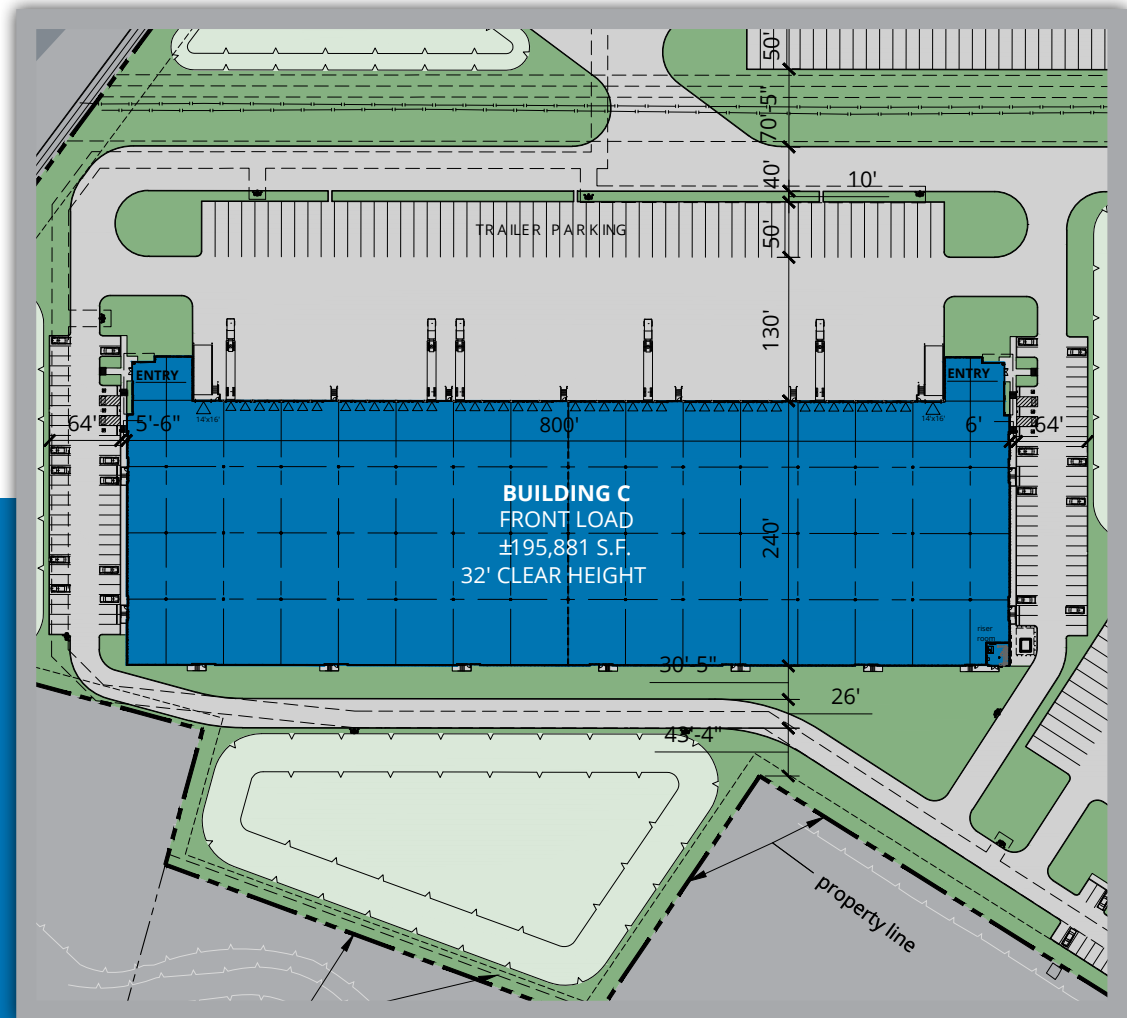
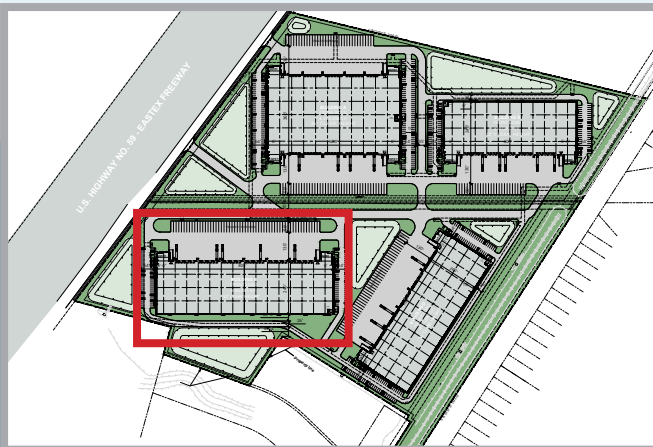


BUILDING C

+/- 195,881 SF FRONT LOAD

16550 HWY 59

- 15.82 AC
- BTS office
- 32' clear height
- ESFR Sprinklered
- LED WH lights (2 per bay)
- (43) dock-high doors
- (2) drive-in ramps
- 60' speed bays
- 112 vehicle parking
- 56 trailer stalls
- 3-phase, 480 V, 2500-amp
- Ability to be fenced and secured



Colliers

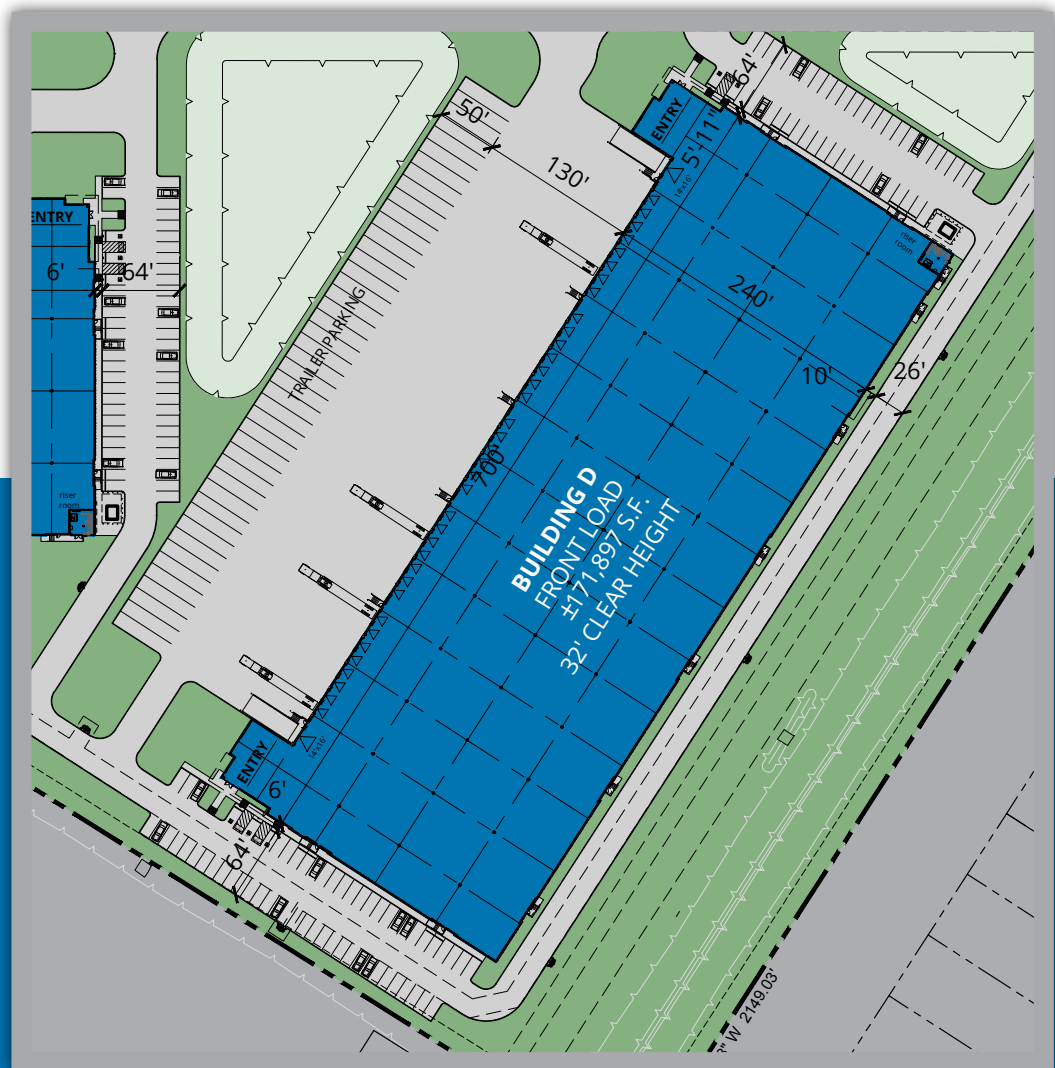
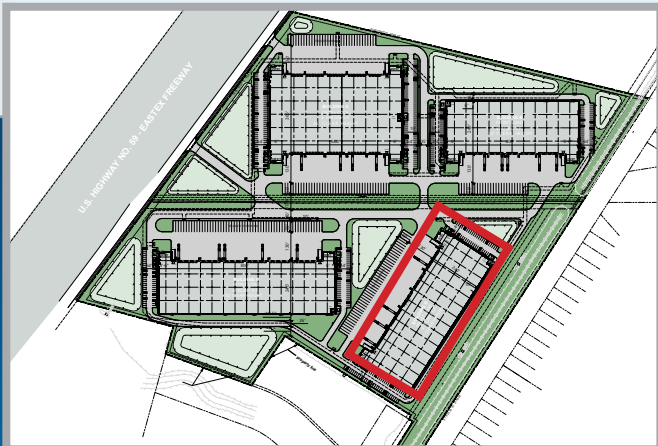


BUILDING D

+/- 171,897 SF FRONT LOAD

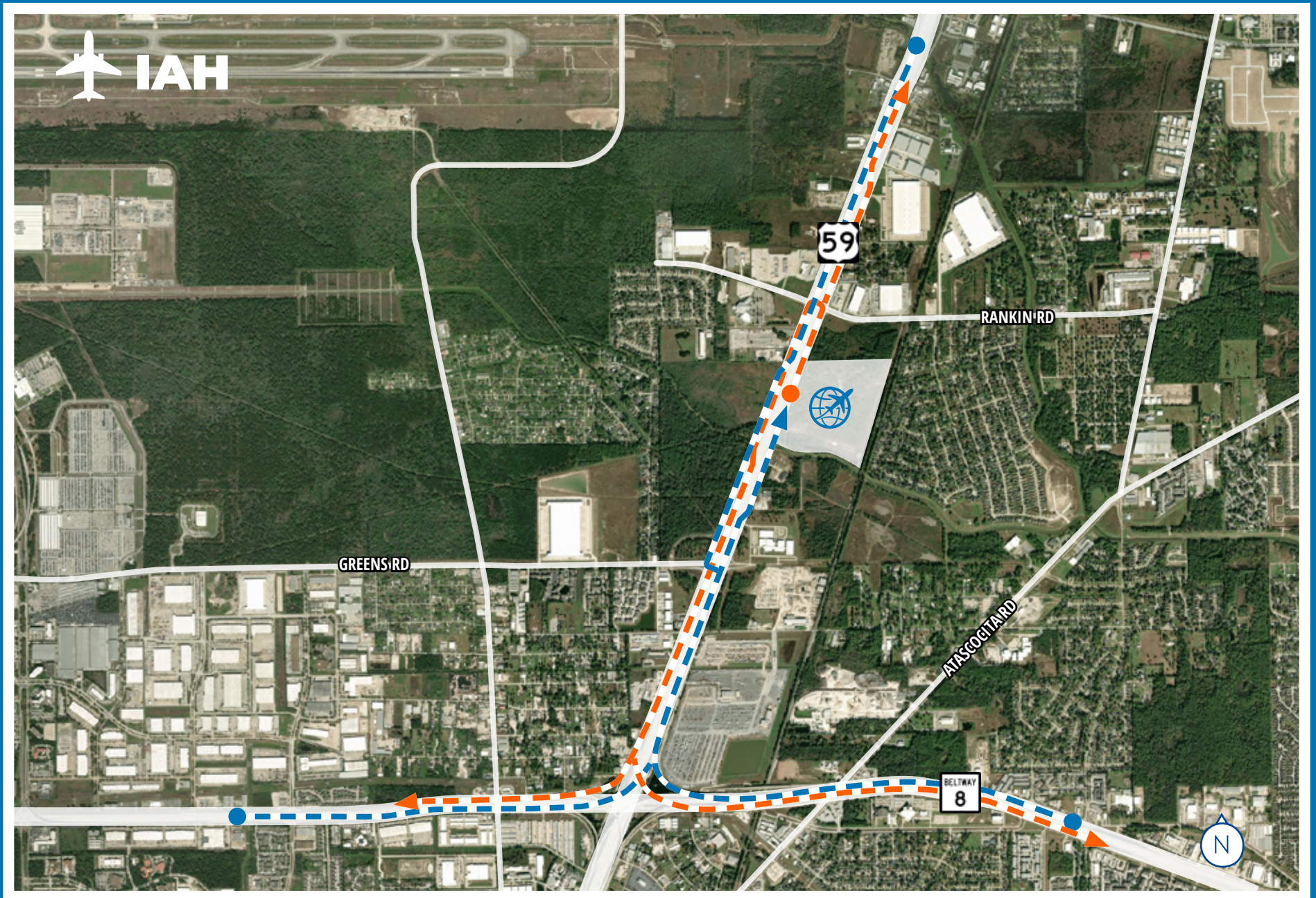
16580 HWY 59

- 15.79 AC
- BTS office
- 32' clear height
- ESFR Sprinklered
- LED WH lights (2 per bay)
- (36) dock-high doors
- (2) drive-in ramps
- 60' speed bays
- 109 vehicle parking
- 45 trailer stalls
- 3-phase, 480 V, 1600-Amp
- Ability to be fenced and secured



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