



# GATEWAY

LOGISTICS PARK

Colliers

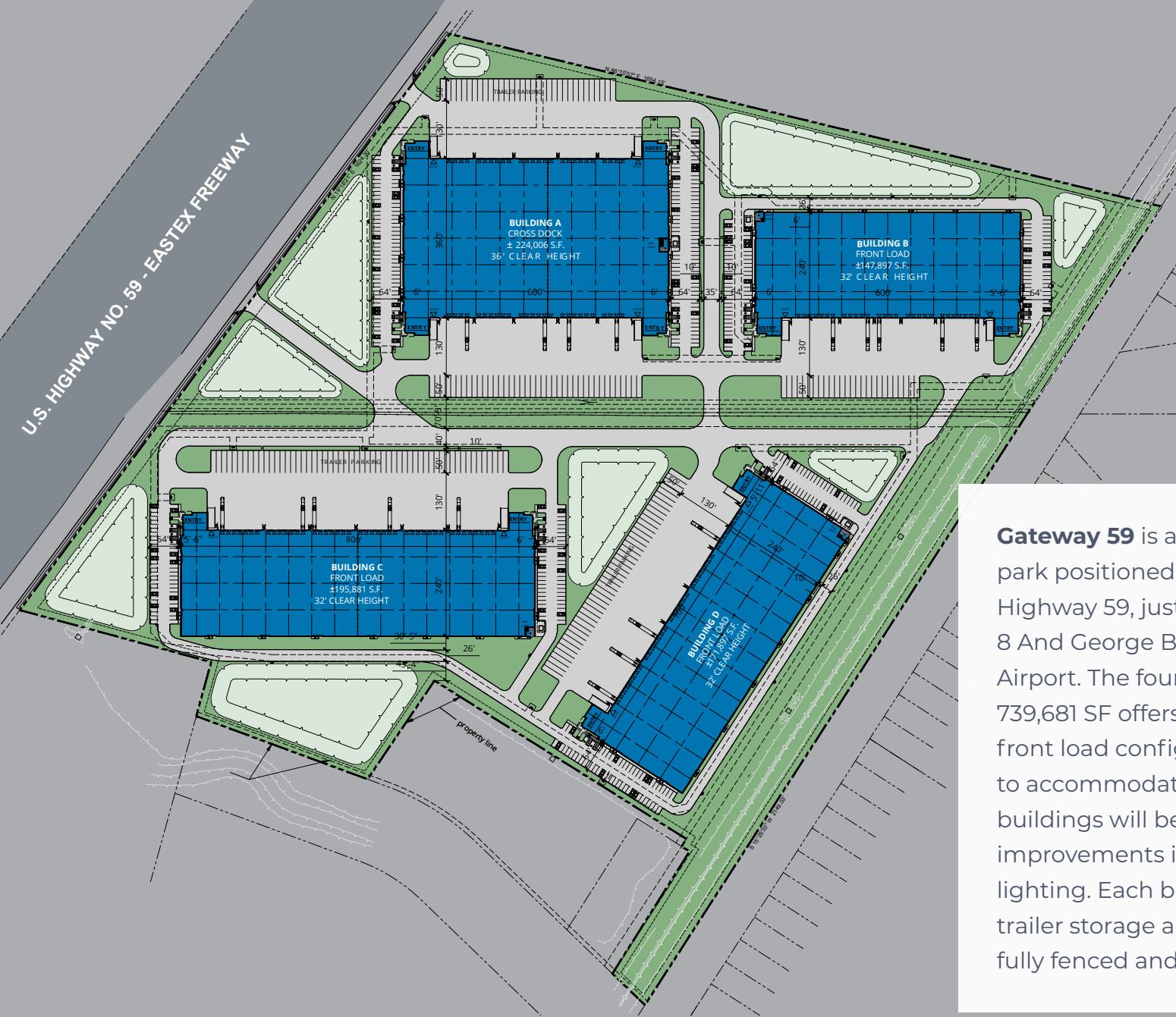
P PROVIDENT  
INDUSTRIAL

JUNCTION  
CAPITAL

FOR SALE OR LEASE  
UNDER CONSTRUCTION / Q3 2026 DELIVERY

16900 16900





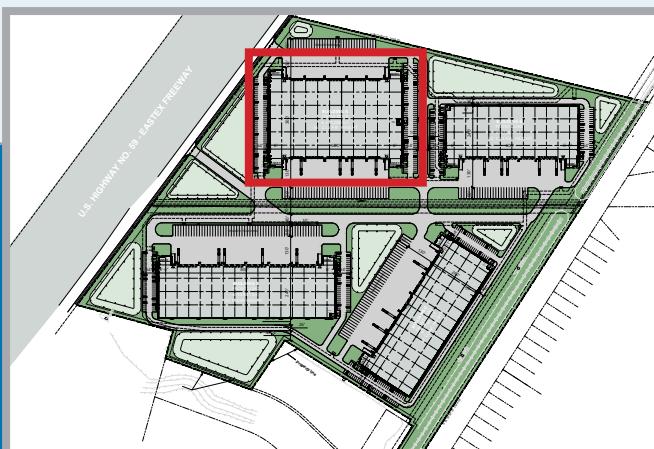
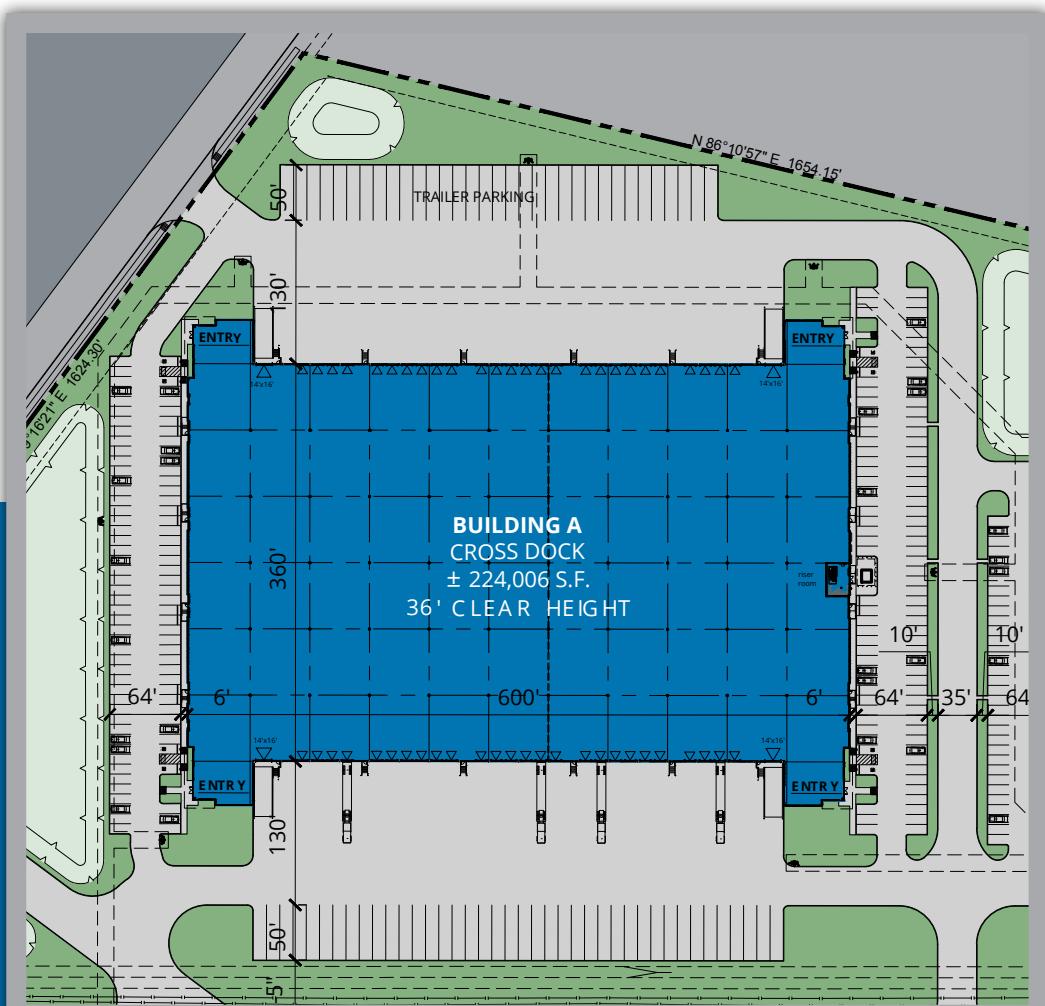
**Gateway 59** is a master planned business park positioned on 62 acres fronting Highway 59, just minutes from Beltway 8 And George Bush Intercontinental Airport. The four building project totaling 739,681 SF offers both cross dock and front load configurations and is designed to accommodate a range 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

- 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

16750 HWY 59



Colliers

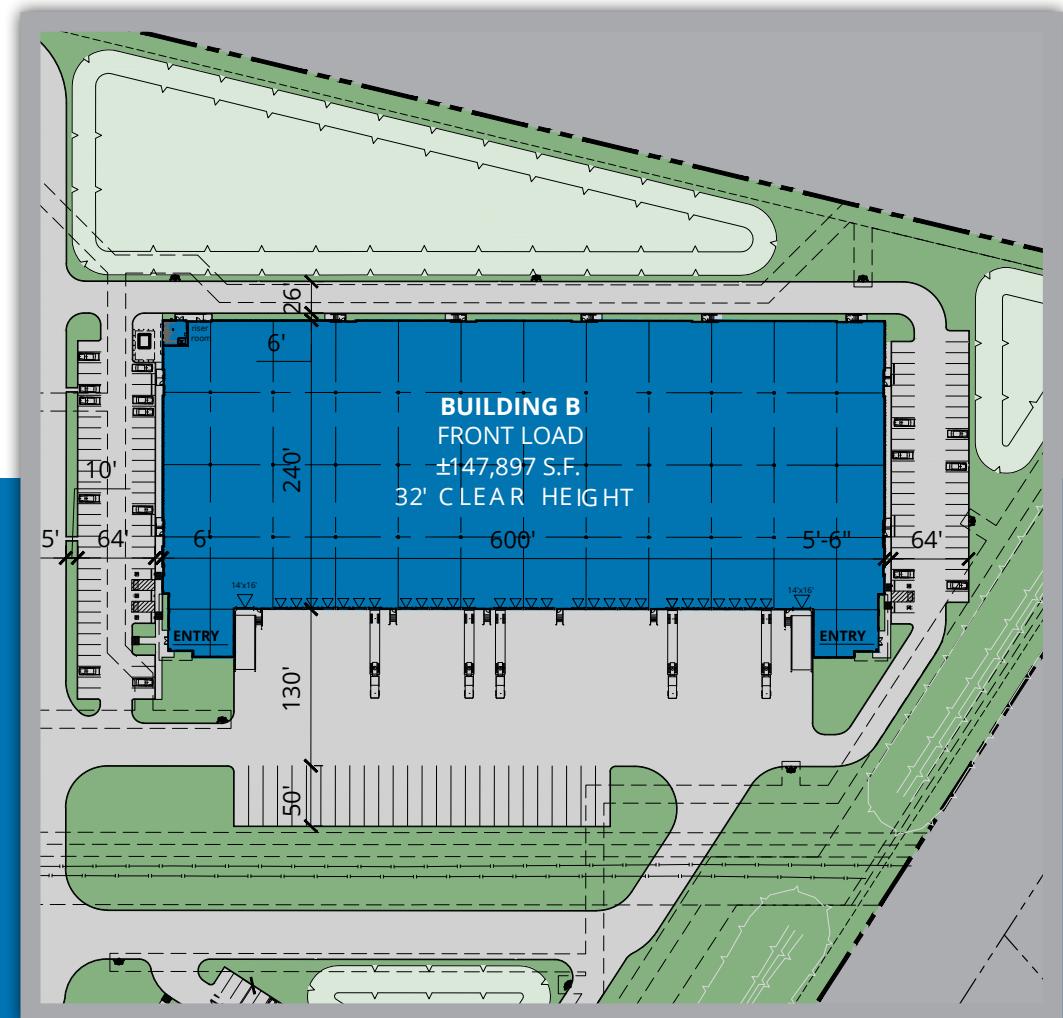
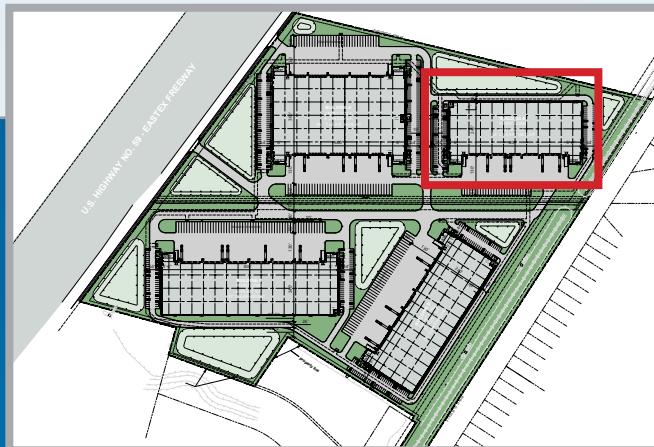


# BUILDING B

+/- 147,897 SF FRONT LOAD

- 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

16780 HWY 59



Colliers

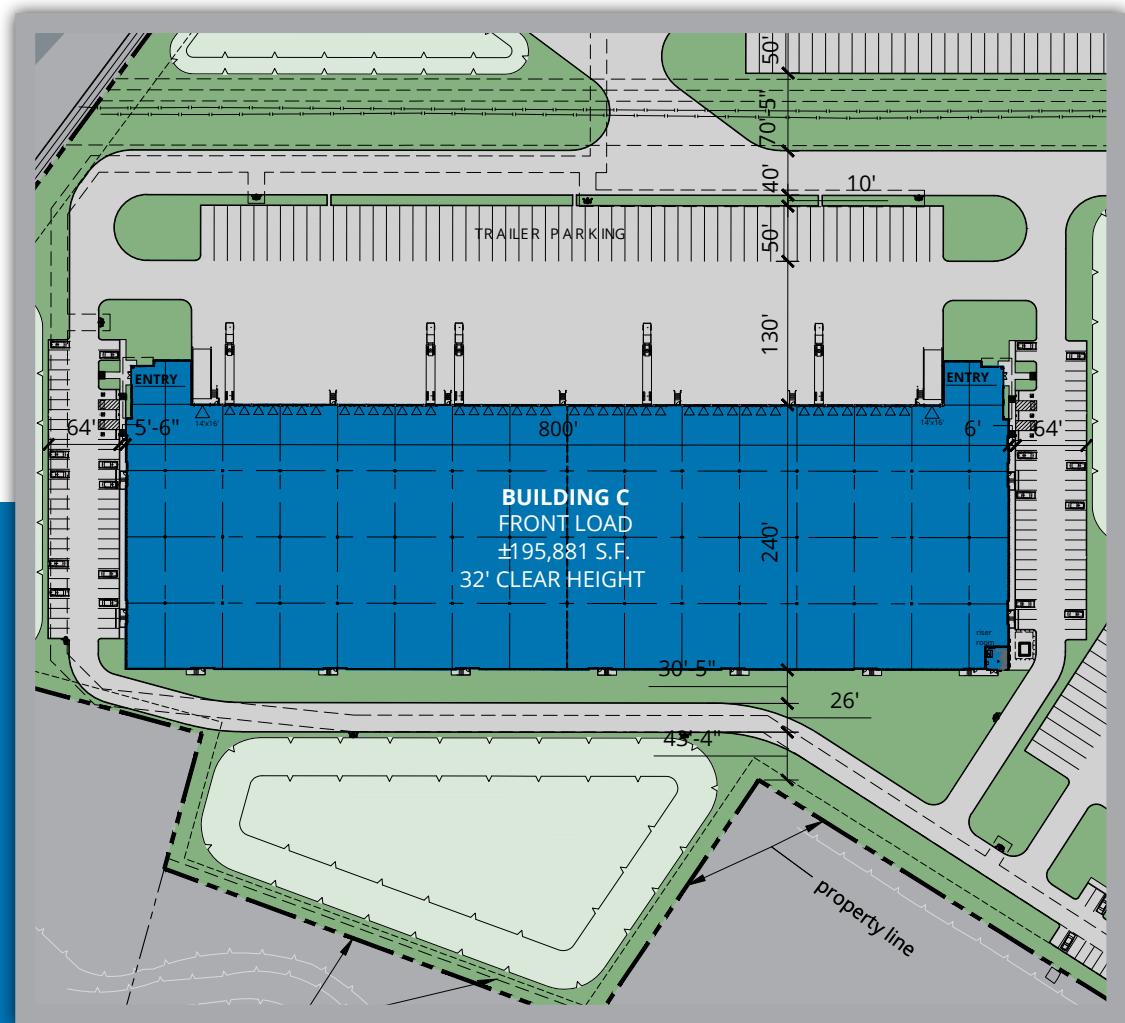
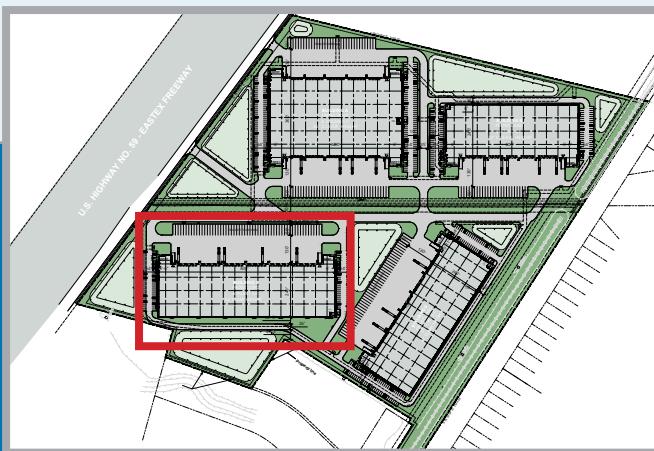


# BUILDING C

+/- 195,881 SF FRONT LOAD

- 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

16550 HWY 59



Colliers

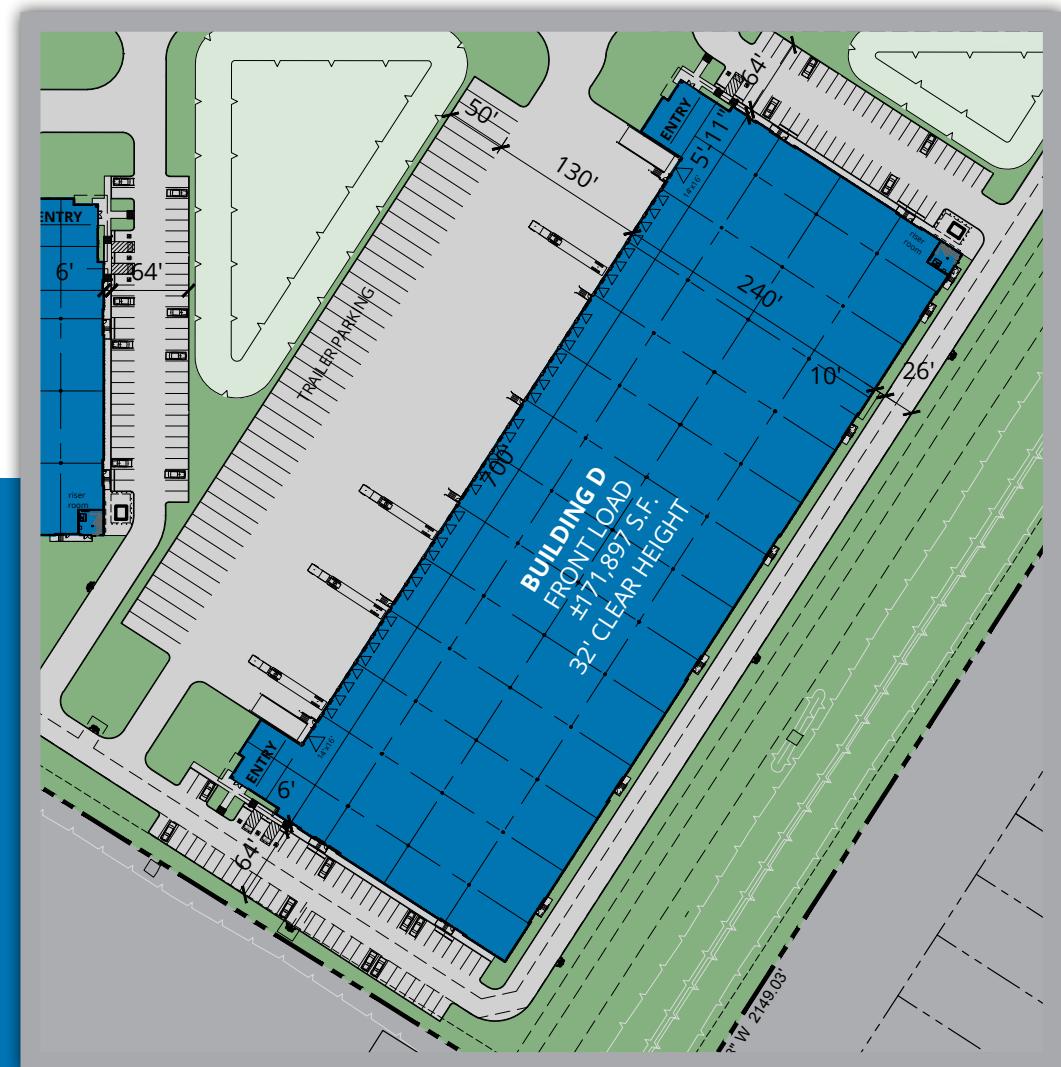
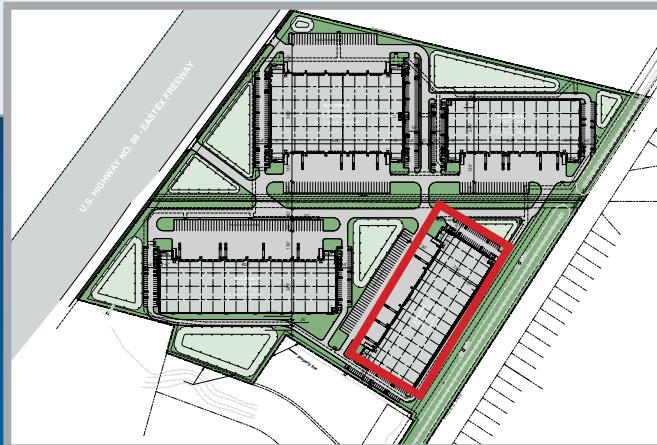


# BUILDING D

+/- 171,897 SF FRONT LOAD

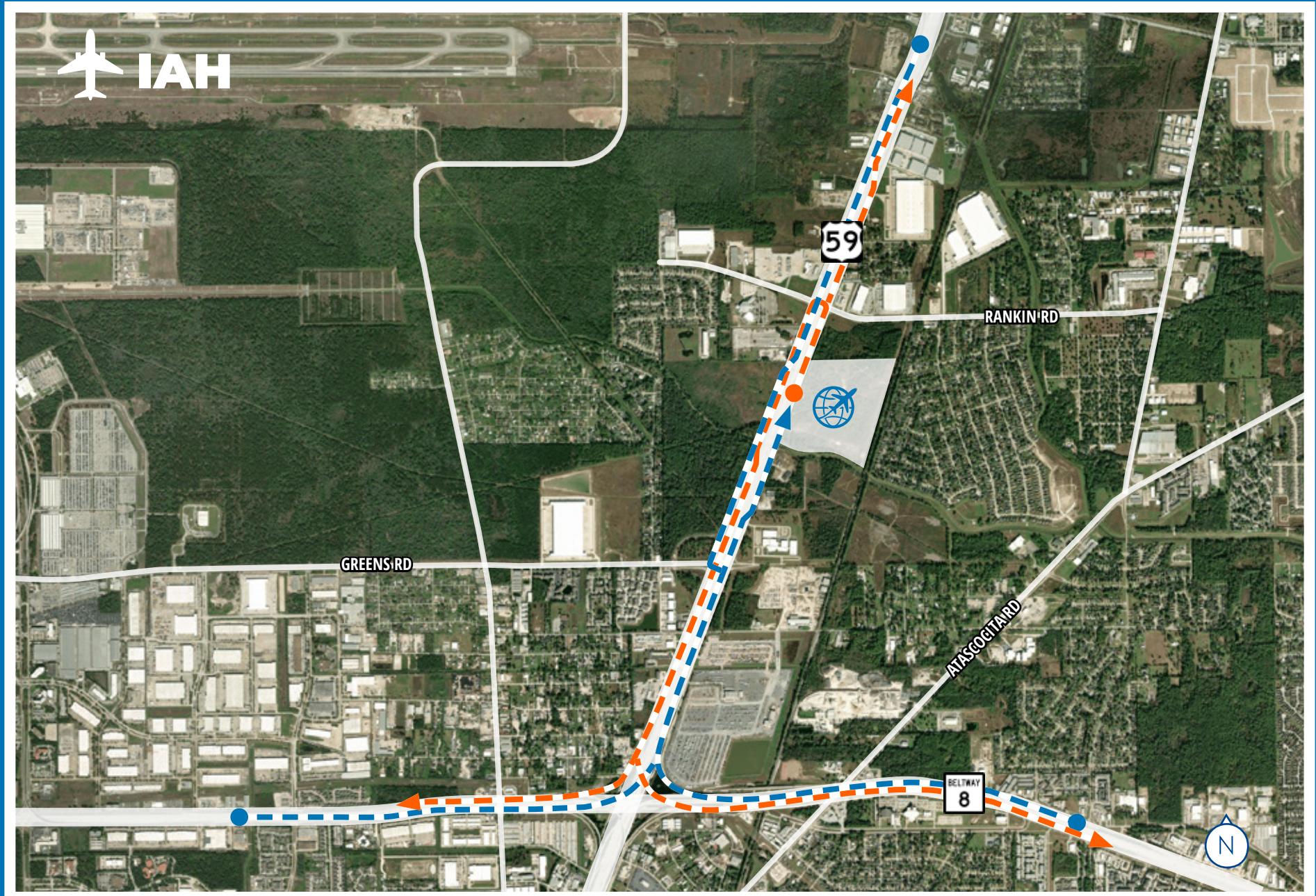
16580 HWY 59

- 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



Colliers











**ROBERT MCGEE, SIOR**

713 410 9931 | [robert.mcgee@colliers.com](mailto:robert.mcgee@colliers.com)

**TAYLOR SCHMIDT, CCIM, SIOR**

832 496 6518 | [taylor.schmidt@colliers.com](mailto:taylor.schmidt@colliers.com)

**AUSTIN BARTULA**

713 818 6173 | [austin.bartula@colliers.com](mailto:austin.bartula@colliers.com)



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.