

# Northwest 99 Business Center

70,000 SF COMING SOON | Q1 2026 DELIVERY

GRAND PKWY & OLD MUESCHKE RD | TOMBALL | TX | 77377

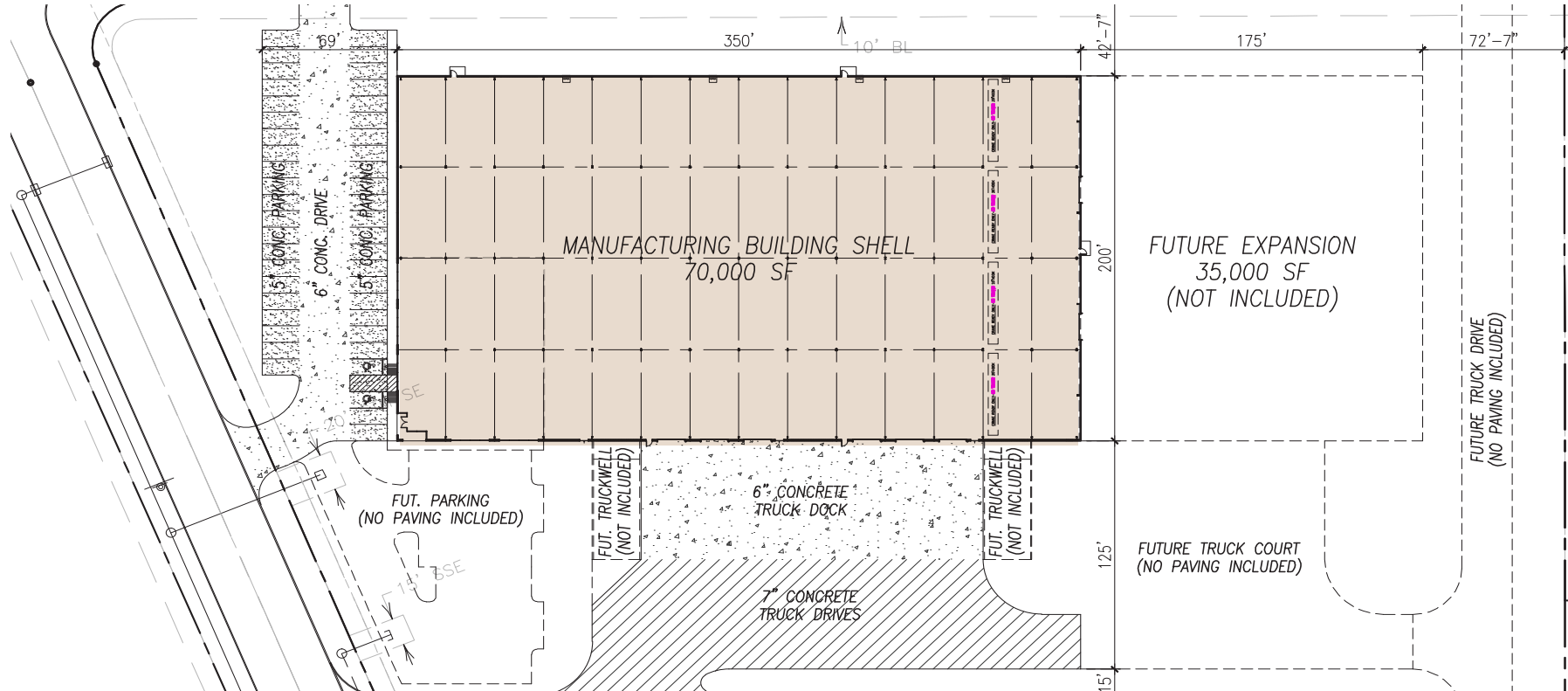


## BUILDING HIGHLIGHTS

70,000 SF (Expandable)	Ability to Add Truck Wells	ESFR Sprinklers
BTS Office	40-Ton Crane Ready	4 Crane Bays
(6) 14' x 16' OH Doors	20' Hook Height	45 Auto Parks



# Floor Plan 70,000 SF



## Property Overview

**70,000 SF of 40-ton crane ready manufacturing space that has the opportunity to be expanded an additional 35,000 SF.**

Northwest 99 Business Center is located in a prime location and has easy access to both Hwy 249 and 290 via the Grand Parkway.

Part of Phase 1 of a 2.4 Million SF deeded master plan business park.



**1,034,395**

2024 Population  
15 MILE RADIUS



**34,886**

Vehicles Per Day  
GRAND PKWY



**348,233**

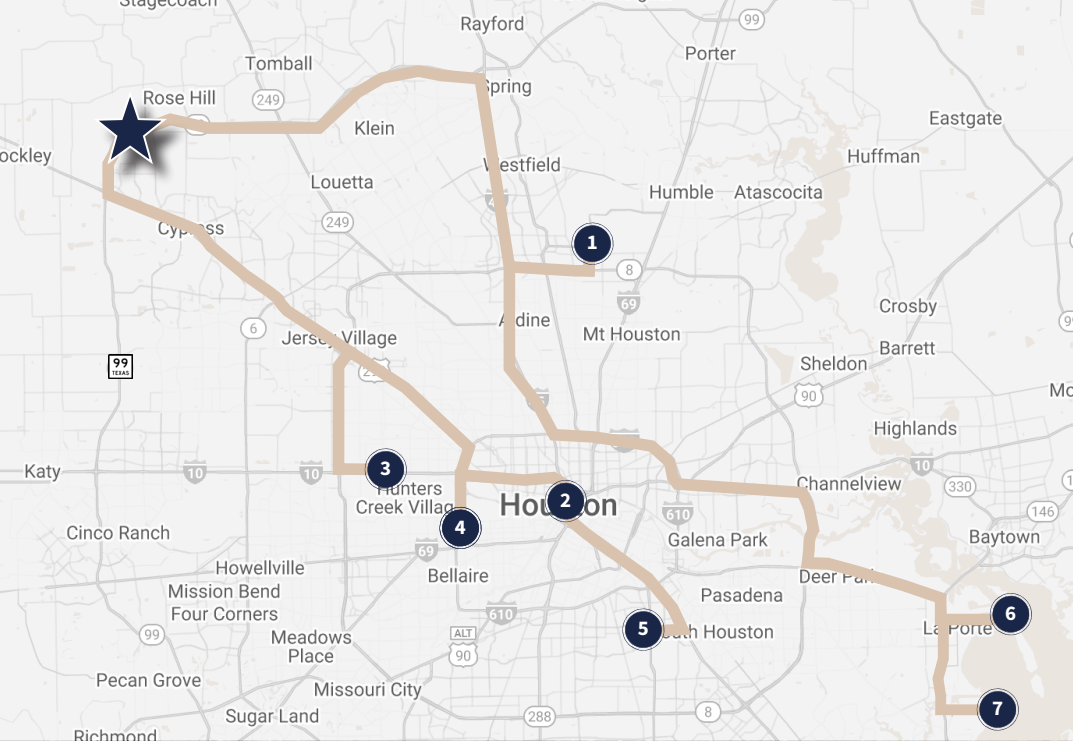
Households  
15 MILE RADIUS



**276,601**

Employees  
15 MILE RADIUS

**CBRE**



LOCATION	DISTANCE
1. IAH Airport	33 Miles
2. Downtown Houston	35 Miles
3. Memorial City	24 Miles
4. Galleria	31 Miles
5. Hobby Airport	44 Miles
6. Barbours' Cut Terminal	60 Miles
7. Bayport Terminal	65 Miles

## CONTACTS

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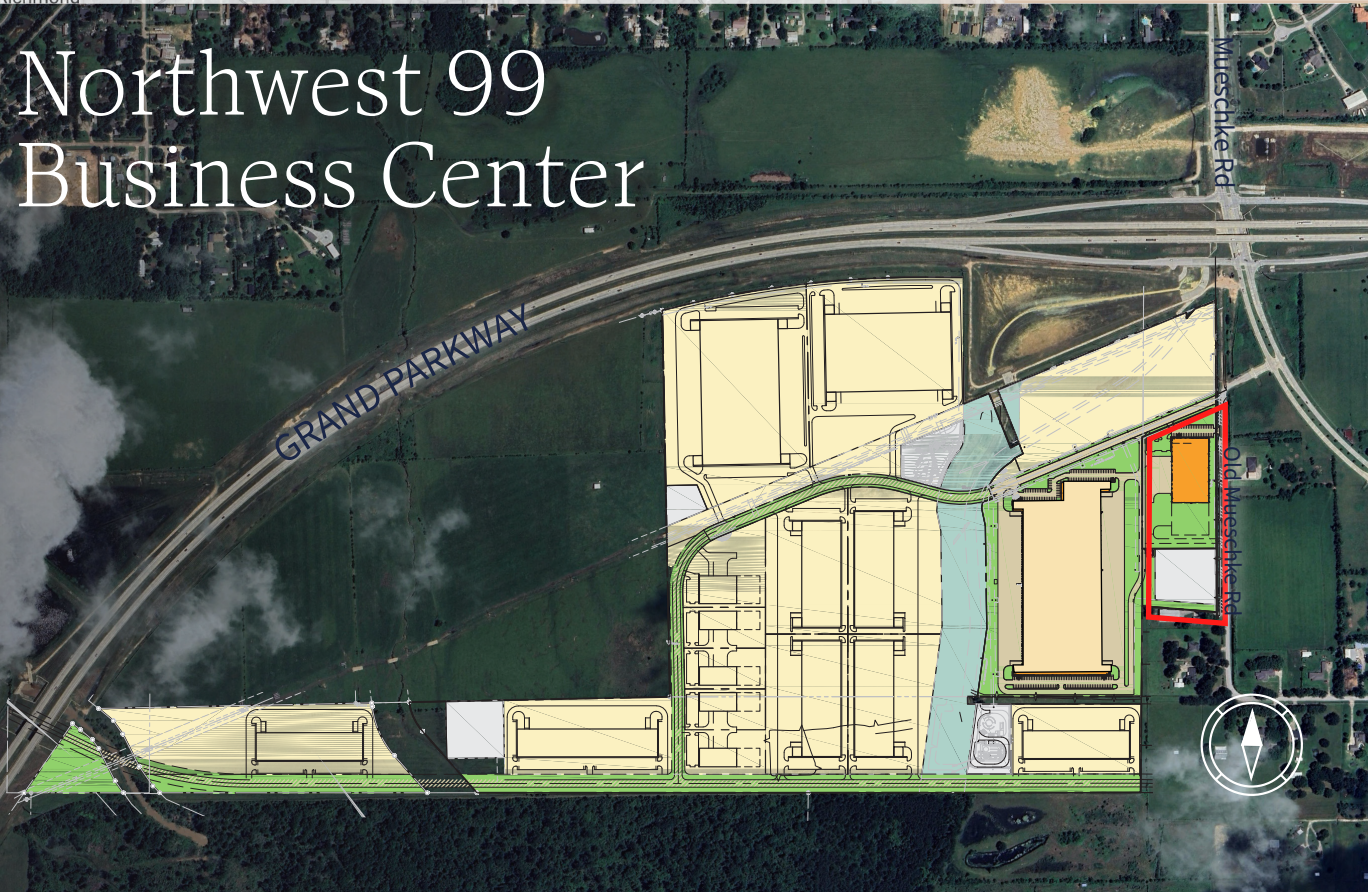
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# Northwest 99 Business Center



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