

UNION CROSSING BUSINESS PARK BUILDING 3

190,650 SF FRONT LOAD I DISTRIBUTION BUILDING
FOR SALE OR LEASE

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



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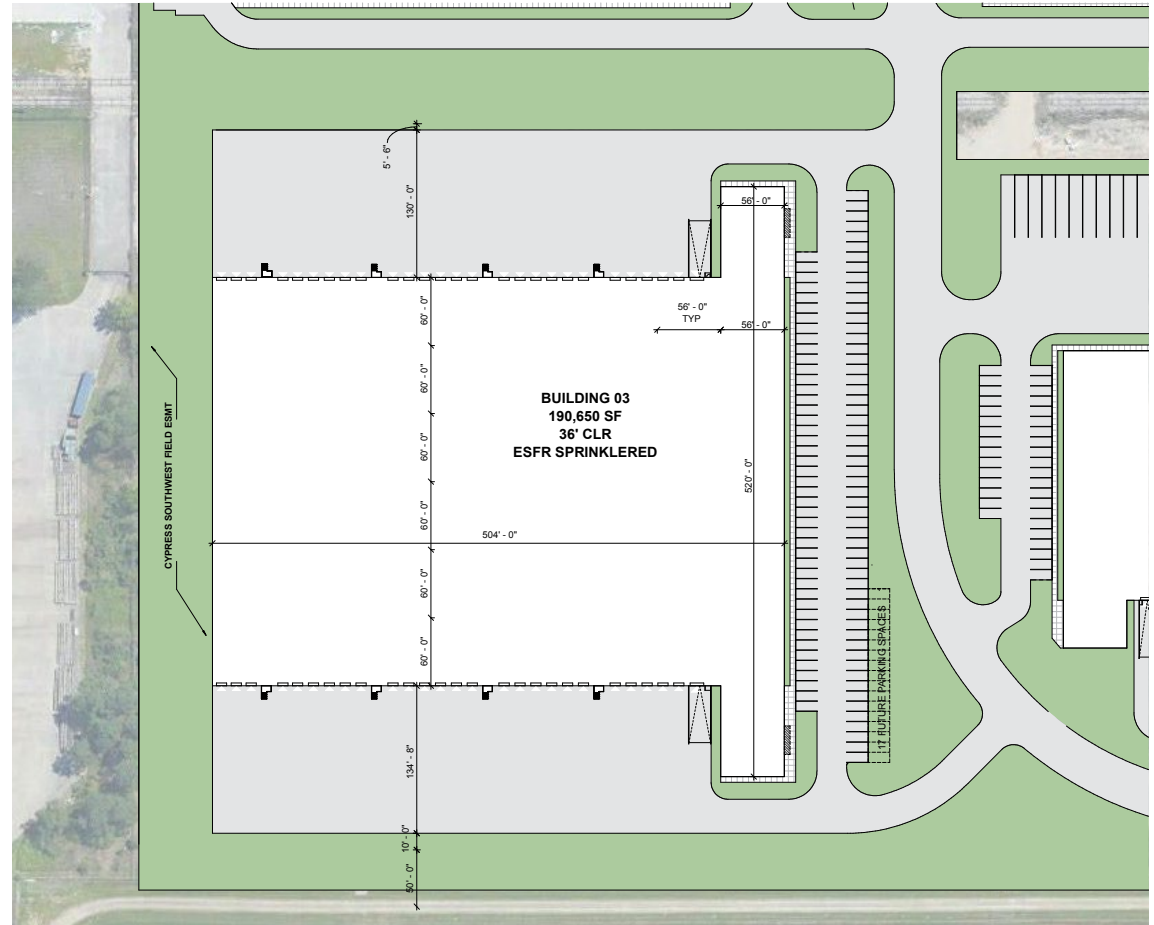


OVERVIEW

PROPERTY OVERVIEW

Location	Houston, TX 77095
Rentable Area	190,650 SF
Office	Build to suit
Clear Height	36'
Ramps	Two 12'x14' drive in doors
Dock High Doors	52 - 9 x 10 doors with vision panels
Sprinkler System	ESFR
Truck Court	130' with 7" reinforced concrete
Speed Bay Depth	60'
Column Spacing	60' x 56'
Building Dimensions	504' x 360' with 6" reinforced concrete
Trailer Parks	Trailer Parking Available in the Park
Auto Parks	99 Auto Parks Additional parking can be added
Power	1600 amps
Roof	60 mil TPO
Comments	Class A corporate environment Multiple points of ingress/egress to the park

SITE PLAN

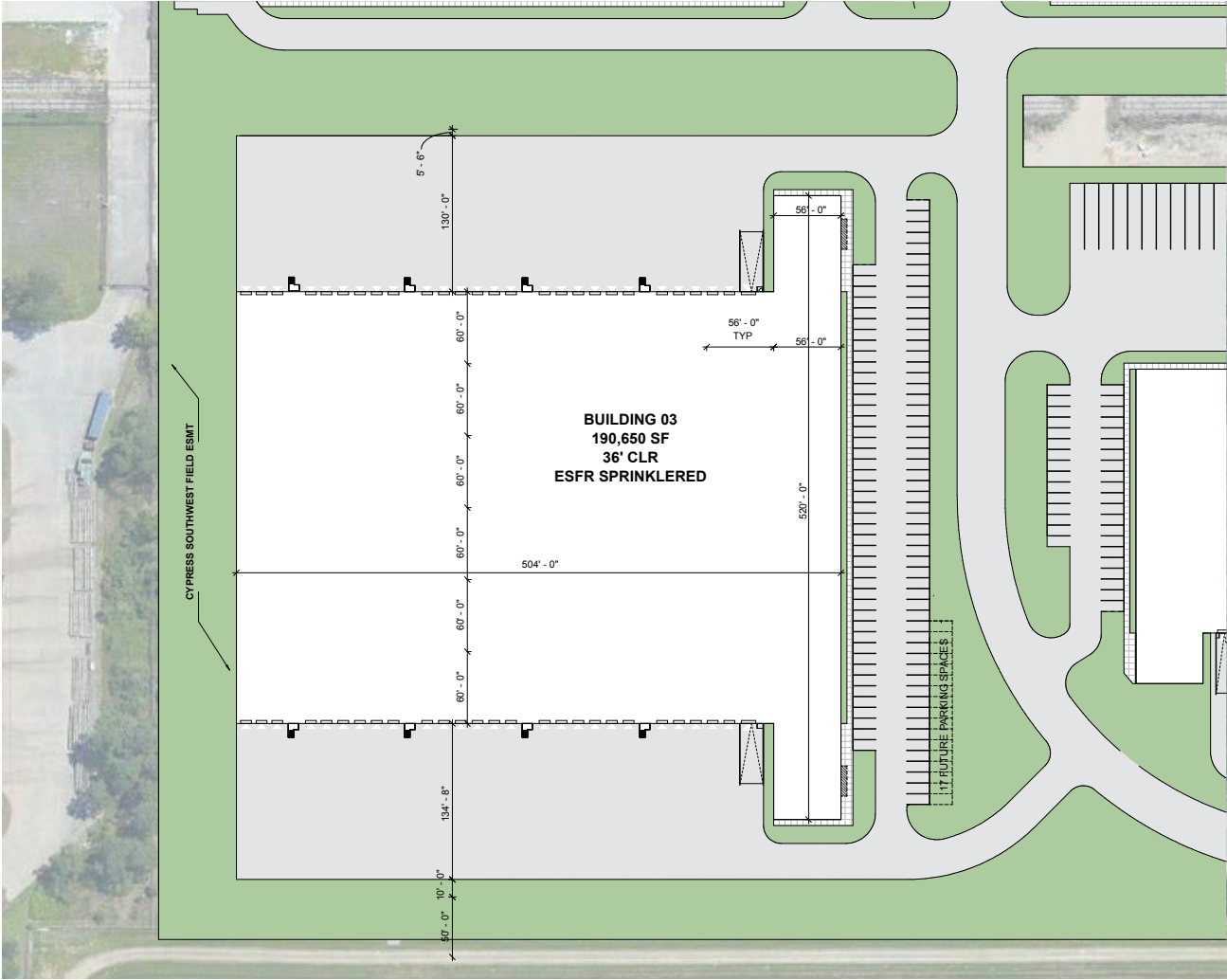


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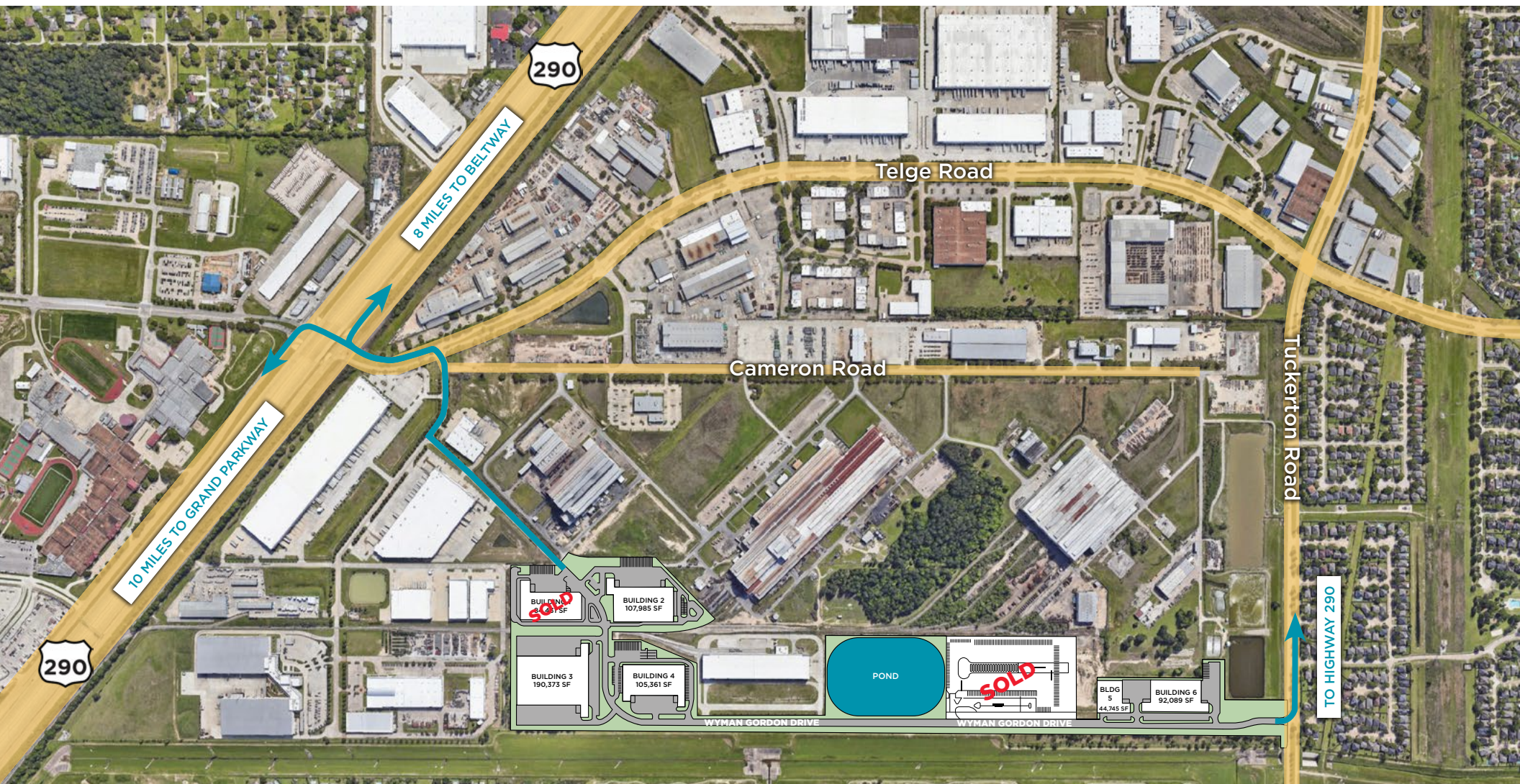


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AERIAL



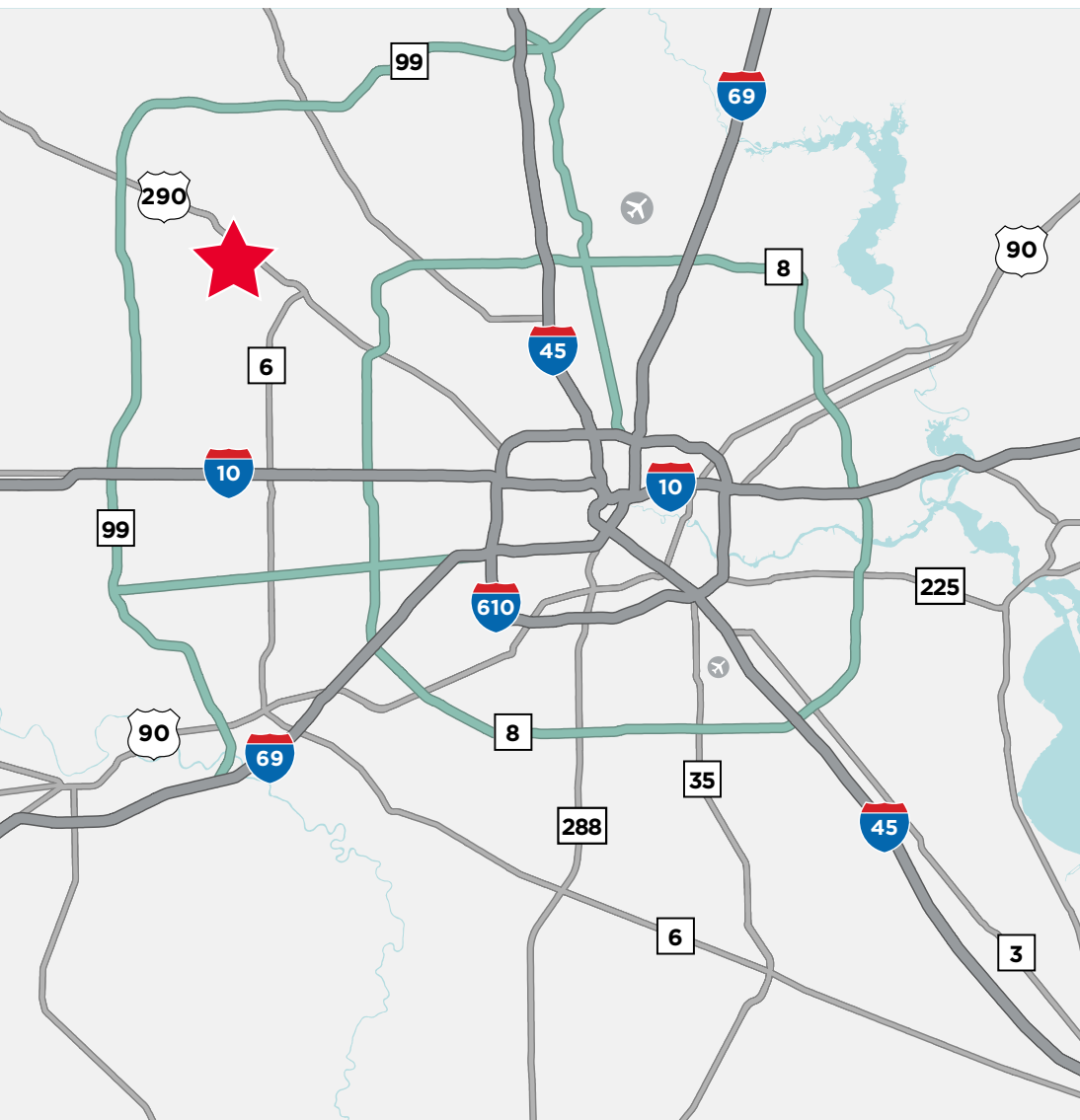
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LOCATION MAP



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

PROXIMITY TO SELECT LOCATIONS IN REGION

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	55.0	60.5

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