

UP TO 429,698 SF

AVAILABLE FOR LEASE

HOUSTON, TX 77086



MOSIELEE  
COMMERCE  
PARK AT 249

October 2025 Delivery



PAGEWOOD®

# PROPERTY OVERVIEW

Mosielee Commerce Park is strategically positioned along Texas State Highway 249 in the thriving northwest Houston submarket. This state-of-the-art industrial development will feature two Class A, new construction warehouses with spec suite office, offering both front-load and cross-dock configurations, totaling 429,698 SF.



Total SF: 429,698 SF

- Building 1: 274,766 SF
- Building 2: 154,932 SF



Spec suite office area



Building 1: 36' clear height  
Building 2: 32' clear height



ESFR Sprinkler System



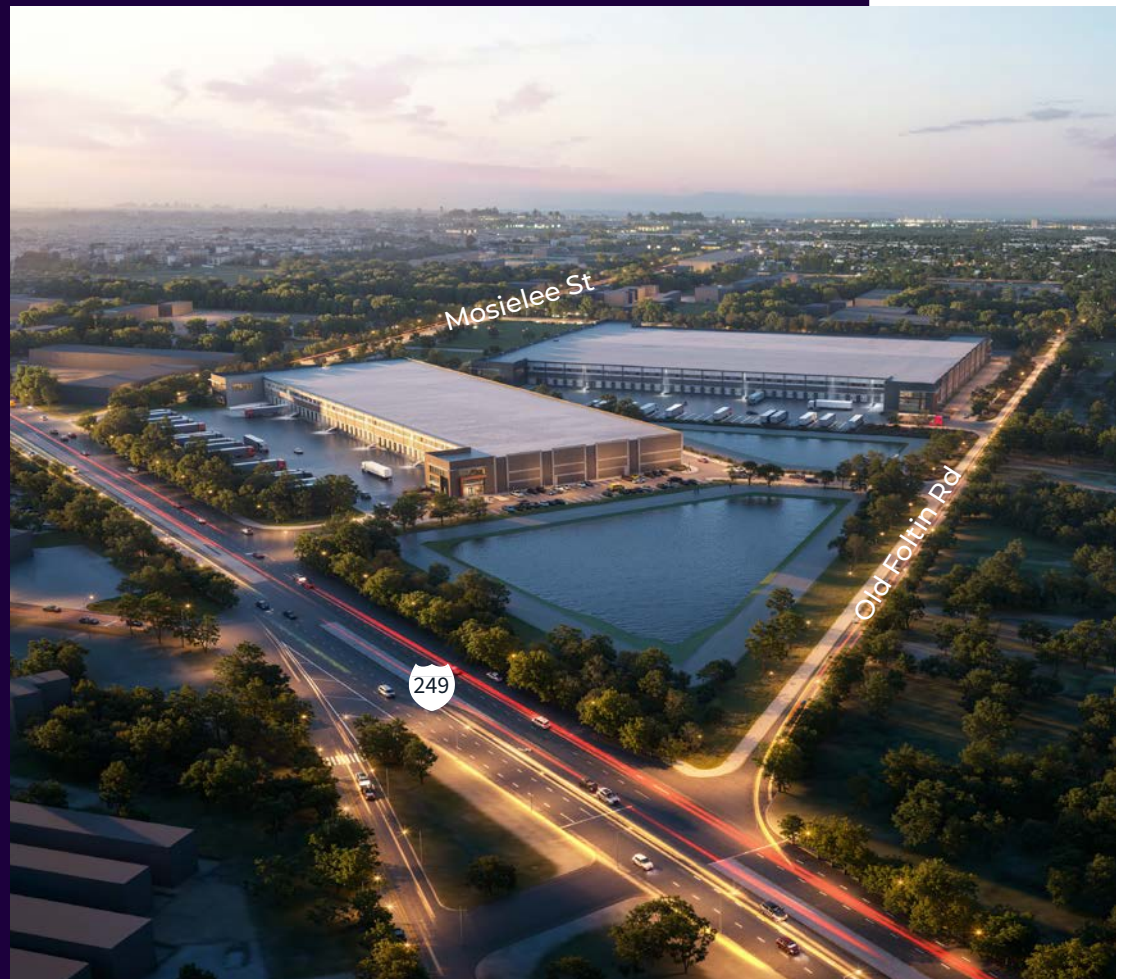
215 Total Car Parks



67 Trailer Parking Spaces

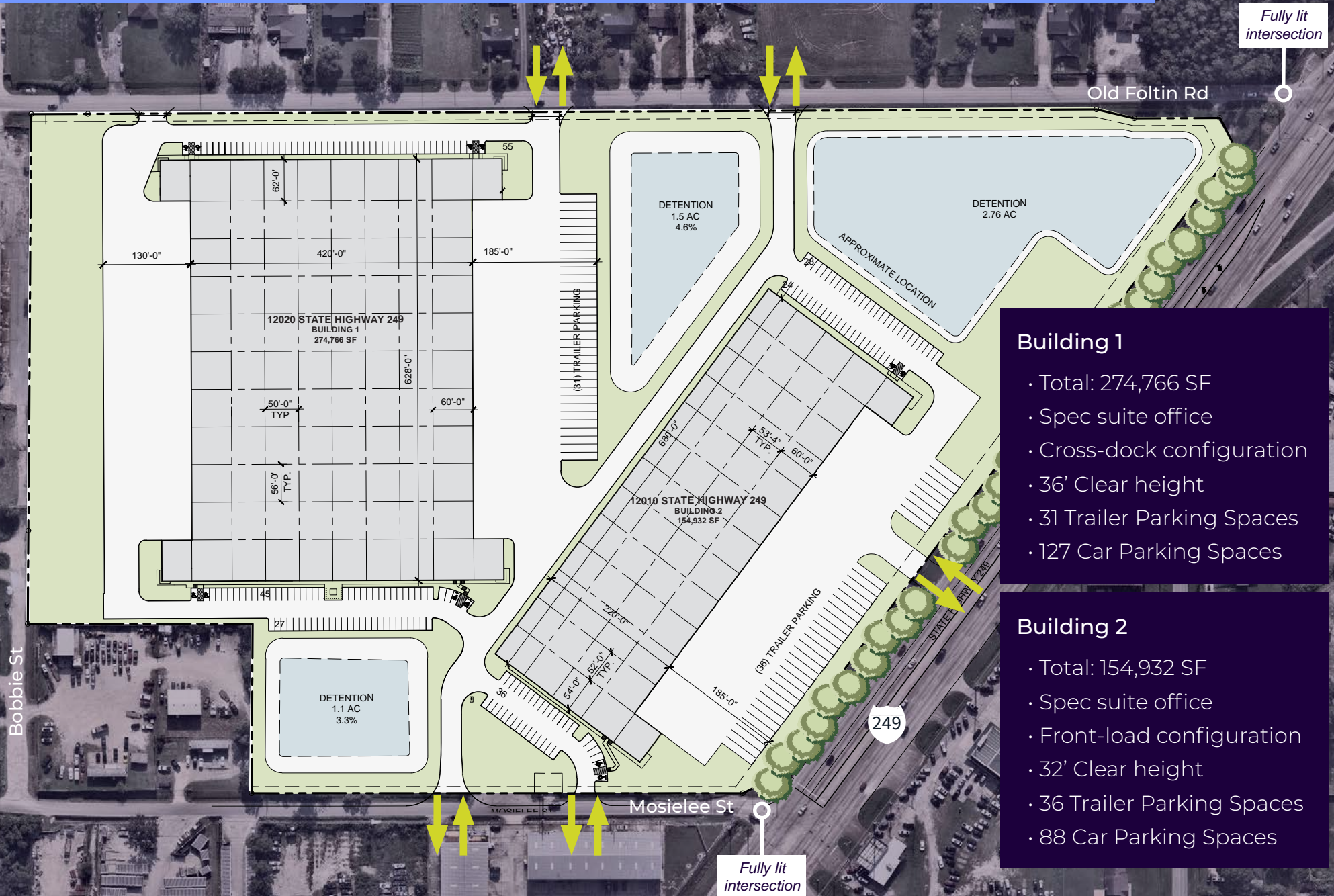


±1,287 ft. of Highway 249 frontage,  
offering exceptional visibility and  
accessibility





# SITE PLAN



**Building 1**

- Total: 274,766 SF
- Spec suite office
- Cross-dock configuration
- 36' Clear height
- 31 Trailer Parking Spaces
- 127 Car Parking Spaces

**Building 2**

- Total: 154,932 SF
- Spec suite office
- Front-load configuration
- 32' Clear height
- 36 Trailer Parking Spaces
- 88 Car Parking Spaces

Bobbie St

Old Foltin Rd

Fully lit intersection

Mosielee St

Fully lit intersection

249

12020 STATE HIGHWAY 249  
BUILDING 1  
274,766 SF

12010 STATE HIGHWAY 249  
BUILDING 2  
154,932 SF

DETENTION  
1.5 AC  
4.6%

DETENTION  
2.76 AC

DETENTION  
1.1 AC  
3.3%

(31) TRAILER PARKING

(36) TRAILER PARKING

APPROXIMATE LOCATION

130'-0"

420'-0"

185'-0"

62'-0"

55

50'-0" TYP

60'-0"

628'-0"

56'-0" TYP

684'-0"

53'-4" TYP

60'-0"

220'-0"

54'-0"

52'-0" TYP

185'-0"

36

36

36

36

36

36

36

36

36

36

36

36

36

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49

49



# SUPERIOR CONNECTIVITY



**MCP** MOSIELEE  
COMMERCE  
PARK AT 249





# PRIME CITY ACCESS

BELTWAY 8	2.4 miles
I-45	3.8 miles
I-610	7.7 miles
I-69/HIGHWAY 59	8.6 miles
HIGHWAY 290	9.7 miles
I-10	10.2 miles
GRAND PARKWAY	13.5 miles
DOWNTOWN HOUSTON	14.1 miles
AUSTIN, TX	155 miles
SAN ANTONIO, TX	200 miles
DALLAS, TX	233 miles

**MEP** MOSIELEE  
COMMERCE  
PARK AT 249



**DAVID BUESCHER**

+1 713 888 4016

david.buescher@jll.com

**GEOFF PERROTT**

+1 713 888 4072

geoff.perrott@jll.com

**DAVID HOLLAND**

+1 713 888 4095

david.holland@jll.com

PAGEWOOD®



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2024 Jones Lang LaSalle IP, Inc. All rights reserved.