

FOR LEASE OR SALE

±425,360 SF CROSS DOCK DISTRIBUTION WAREHOUSE

NORTHWEST 99 BUSINESS PARK I
TOMBALL, TX 77377, HARRIS COUNTY

UNDER CONSTRUCTION | COMPLETE LATE Q4 2025



LEASING BY:



Mark Nicholas, SIOR
+1 713 888 4024
mark.nicholas@jll.com

Will Clay
+1 713 425 1810
will.clay@jll.com

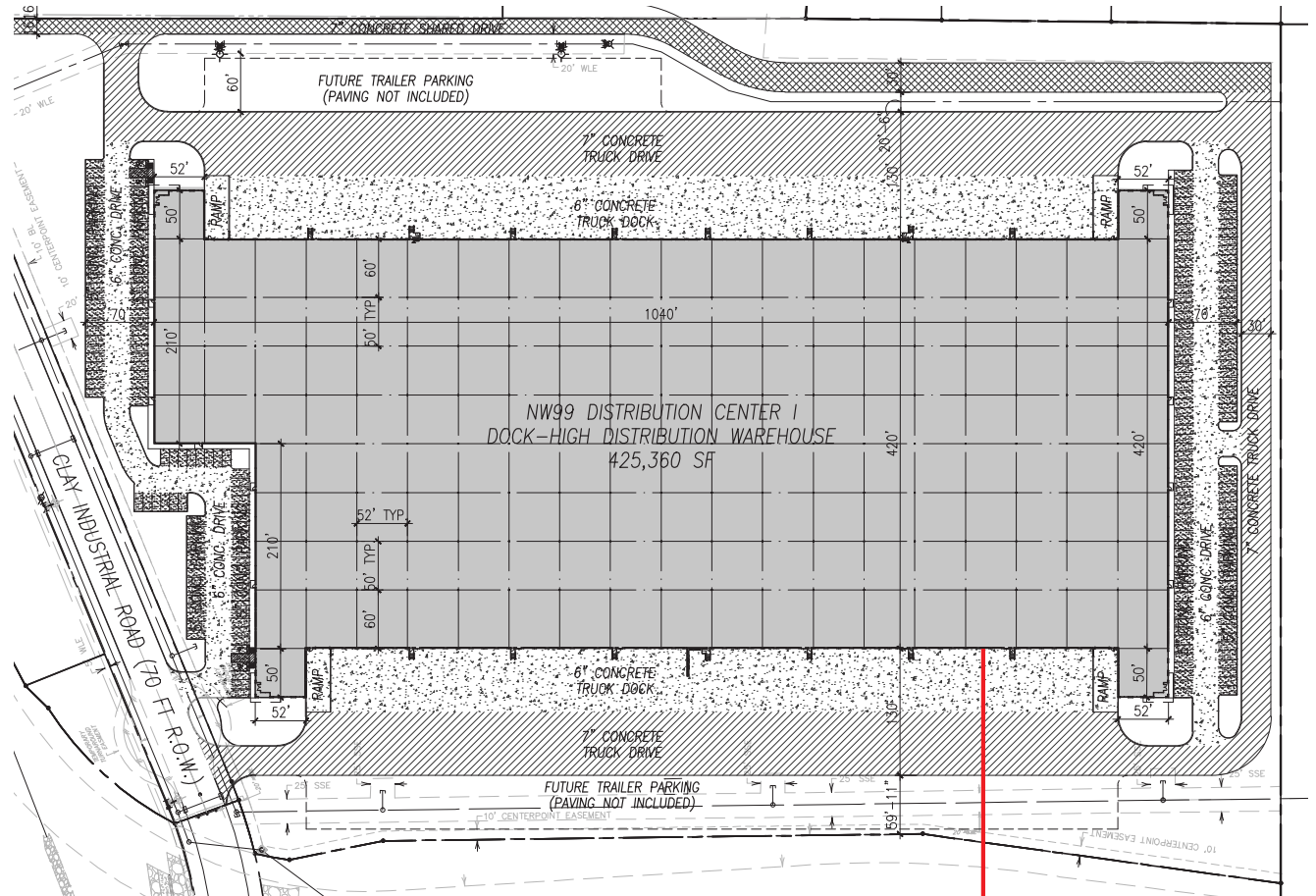
Angela Watford
+1 713 425 1848
angela.watford@jll.com

OWNED AND
OPERATED BY:



PROPERTY SPECIFICATIONS & FEATURES

- **Total:** ±425,350 SF (Divisible to 78,000 SF)
- **Land:** ±23.8 acres
- **Spec Office:** Build to suit
- **Column Spacing:** 50' x 52' with 60' speed bays
- **Clear Height:** 36'
- **Power:** 3,000 Amp, 480v 3p
- **Sprinkler System:** ESFR
- **Dock High Doors:** (110) 9' x 10'
- **Ramped Drive-In Doors:** (4) 14' x 16'
- **Truck Parking Spots:** 104
- **Levelers:** To suit tenant
- **Slab:** 7", 4,000 PSI
- **Trailer Parking:** To suit tenant
- **Car Parks:** 220 (0.5172/1000)
- **Building Depth:** 420'
- **Truck Court:** 130'
- **Additional information:**
 - Strategic location near major highway intersection
 - Convenient access to multiple thoroughfares
 - Infrastructure-ready with planned utility connections and water management
 - Managed business park with protective covenants

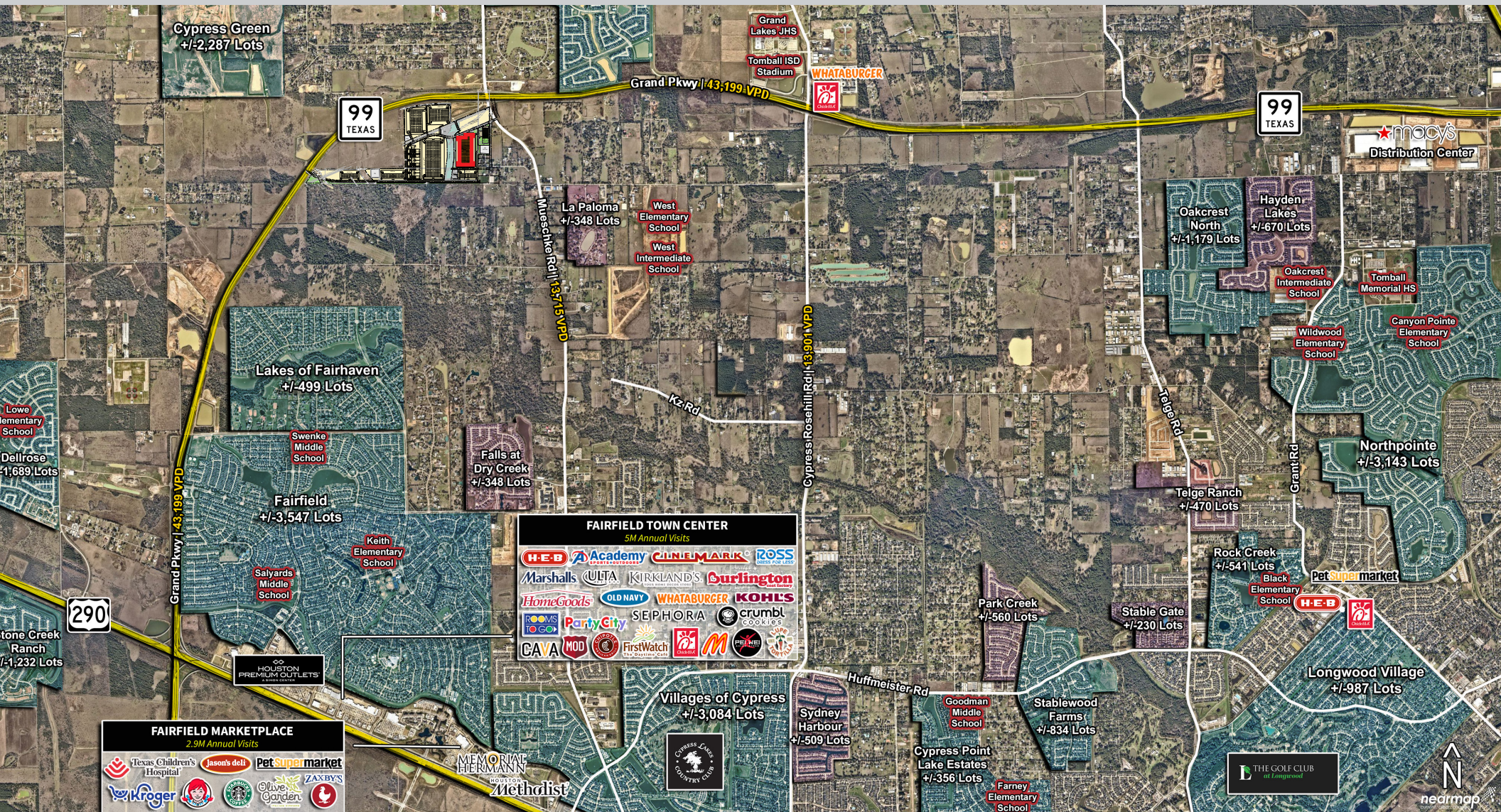


LOCATION FAST FACTS

Northwest 99 Business Park I boasts a strategic location situated at the intersection of Grand Parkway and Mueschke Rd., offering exceptional accessibility to the Grand Parkway (SH 99), Highway 249, and Highway 290. Its SH 99 frontage provides convenient access for commuters, enhancing its appeal as a prime destination for businesses and residents.

VIA MAJOR HIGHWAYS

| LOCATION | APPROX. MILEAGE | LOCATION | APPROX. MILEAGE |
|------------------|-----------------|-------------------|-----------------|
| Grand Parkway | <1 mile | IAH Airport | 31 miles |
| Highway 290 | 5 miles | Hobby Airport | 43 miles |
| Highway 249 | 8 miles | Port Houston | 43 miles |
| Beltway 8 | 17 miles | Austin | 133 miles |
| Interstate 10 | 20 miles | San Antonio | 165 miles |
| Downtown Houston | 37 miles | Dallas/Fort Worth | 262 miles |



FOR LEASING INFORMATION, PLEASE CONTACT:

Mark Nicholas, SIOR

+1 713 888 4024

mark.nicholas@jll.com

Will Clay

+1 713 425 1810

will.clay@jll.com

Angela Watford

+1 713 425 1848

angela.watford@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make 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. JLL does not accept 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 with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.