



Walls are up & roof is installed!

FOR LEASE | SALE



290
CROSSROADS

± 183,301 SF Rear Load Distribution Facility
FAIRBANKS NORTH HOUSTON RD | HOUSTON, TX 77040

Leasing & Sales by:

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Development by:





FOR LEASE | SALE

290 Crossroads offers an exceptional, high visibility location in the heart of the northwest Houston industrial market. At less than a quarter-mile from US 290, the property provides efficient access to major thoroughfares to reach logistical points through the greater Houston area. Featuring all modern amenities including 32' clear height, ESFR sprinkler system, ample vehicle parking, 39 trailer parking stalls, and 2000 amps of power, 290 Crossroads presents an ideal solution for a company seeking a modern office and distribution facility with an eye towards greater corporate brand recognition.

Property Features:

- ± 183,301 SF Dock-high distribution space
- ± 3,000 SF Spec Office
- Divisible to 45,000 SF
- Rear load
- 39 Trailer parks
- 81 Car parks
- 32' Clear height
- 2000 Amps
- ESFR
- Land located at the NEC of US 290 & Fairbanks North Houston Rd
- Northwest Houston Submarket



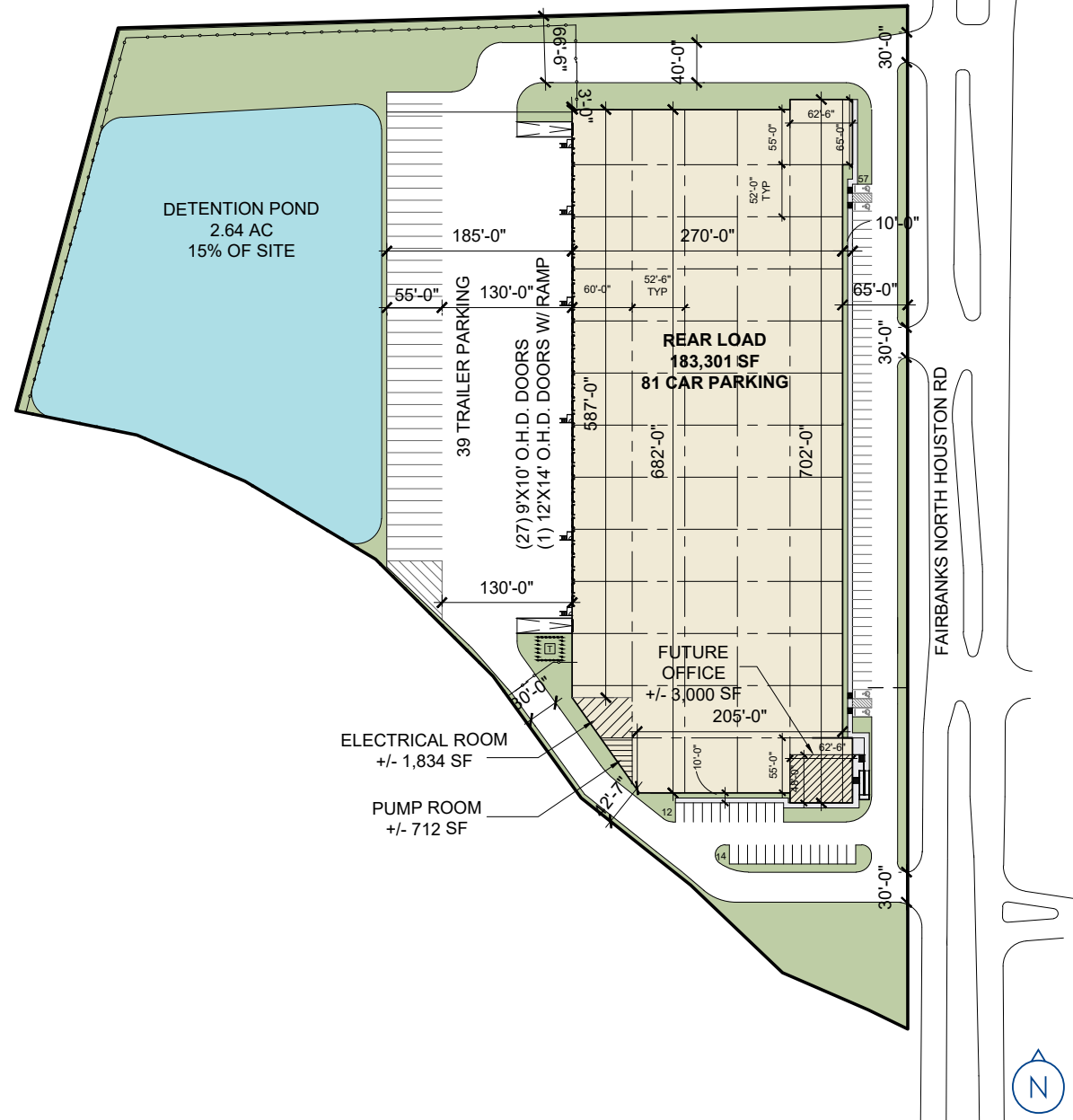
290 CROSSROADS

FOR LEASE | SALE

	Building Specifications
Building SF	183,301
Spec Office SF	3,000
Configuration	Rear Load
Clear Height	32'
Column Spacing	52' x 60'
Speed Bay Depth	60'
Dock-High Doors	27
(1) Oversized Doors	12'x14'
Truck Court	185'
Trailer Parking	39
Car Parks	81

Additional Features

- White-boxed
- 8 Dock levelers
- 2 LED WH lights per bay
- ESFR
- Access to US-290 Feeder Road





Drive Times

- Highway 249: 8.8 Miles | 11 Mins
- Beltway 8: 6 Miles | 11 Mins
- Highway 290: 4.9 Miles | 9 Mins
- I-45: 15.6 Miles | 21 Mins
- I-10: 9.3 Miles | 13 Mins
- George Bush Intl Airport: 23.1 Miles | 28 Mins
- Downtown Houston: 14.7 Miles | 20 Mins



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COLE CREEK
BUSINESS PARK

SITE

INTERSTATE
290

W LITTLE YORK RD

FAIRBANKS NORTH HOUSTON RD

COMMERCE PARK
NORTHWEST

RNDC

N

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Development by:



QUANNAH[®]
PARTNERS



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date