

NEW CLASS-A INDUSTRIAL SPACE AVAILABLE IN NORTHWEST HOUSTON

par 1960

UNDER CONSTRUCTION
Q2 2026 Delivery



Up to

254,186^{SF}

FOR SALE OR LEASE

DEVELOPED BY:



LEASED BY:



PROPERTY Highlights

BUILDING 1

- 204,375 SF (divisible)
- Spec office
- 32' clear
- 3000 AMPS (277/480V, 3 phase power)
- 6" slab
- Two (2) drive in doors with ramps
- 52' x 50' column spacing
- 60' speed bay
- 38 dock high doors
- LED lights
- ESFR sprinklers
- 88 auto parks
- 31 trailer parking spaces
- 130' - 185' truck court

Up to 5.8 AC outside storage available

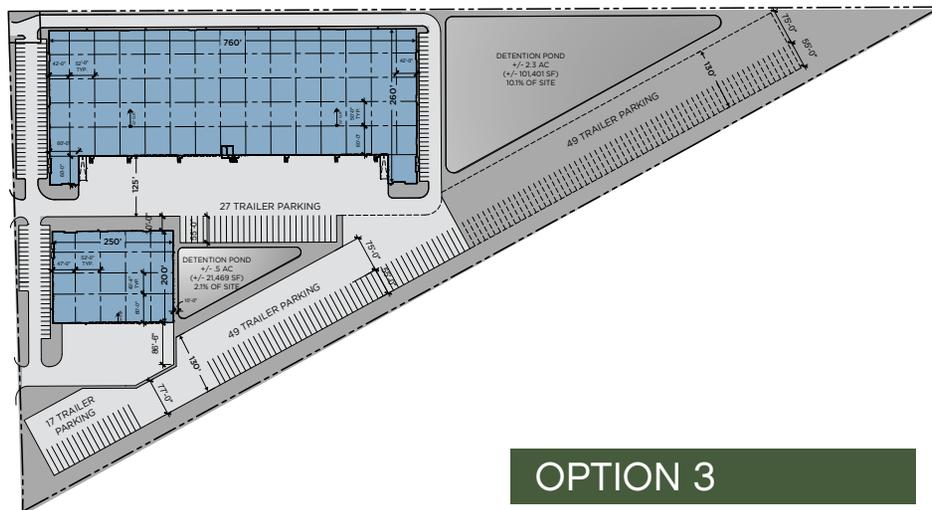
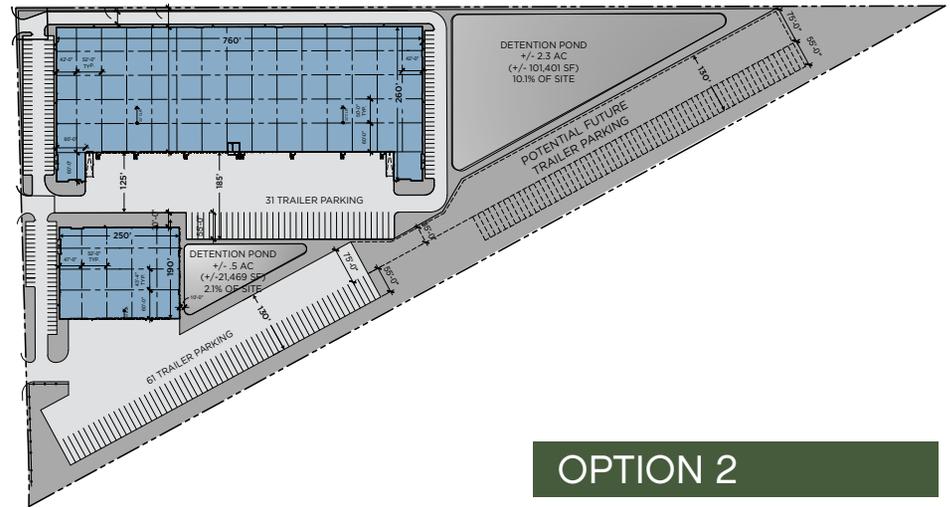
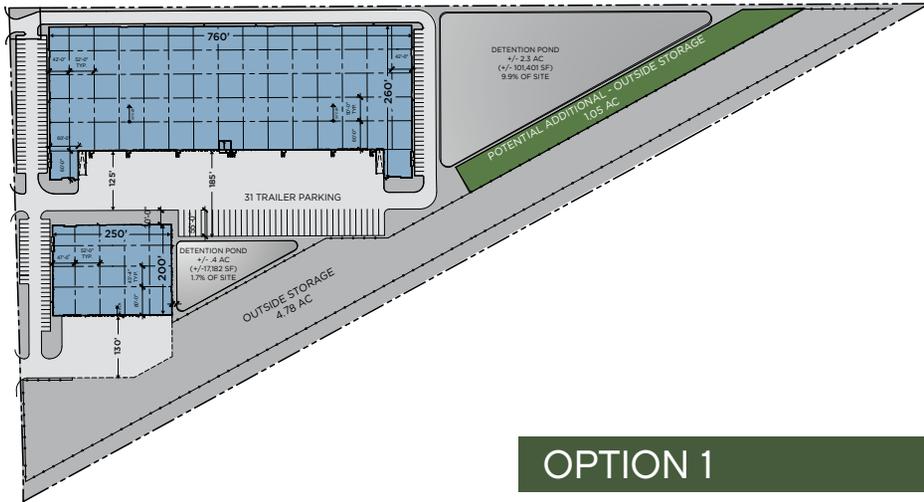


BUILDING 2

- 49,811 SF
- 28' clear
- 2000 AMPS (277/480V, 3 phase power)
- 6" slab
- 2 grade level doors
- 11 dock high doors
- 52' x 46'-8" column spacing
- LED lights
- ESFR sprinklers
- 45 auto parks
- 10 box truck parking spaces
- 130' truck court
- One (1) drive in door with ramp

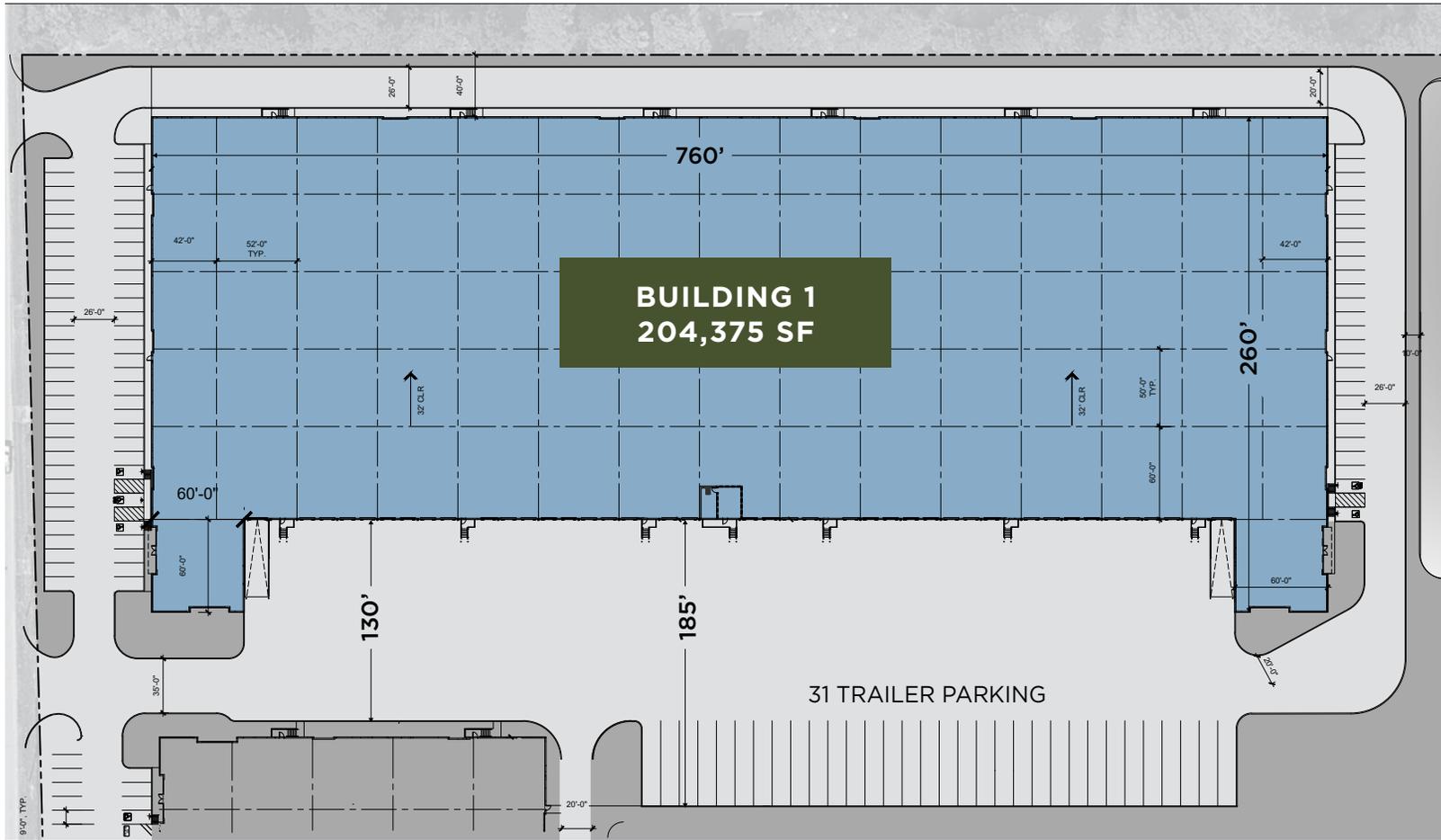
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OUTSIDE STORAGE Options



Flexible site plan can accommodate outside storage or additional trailer parking

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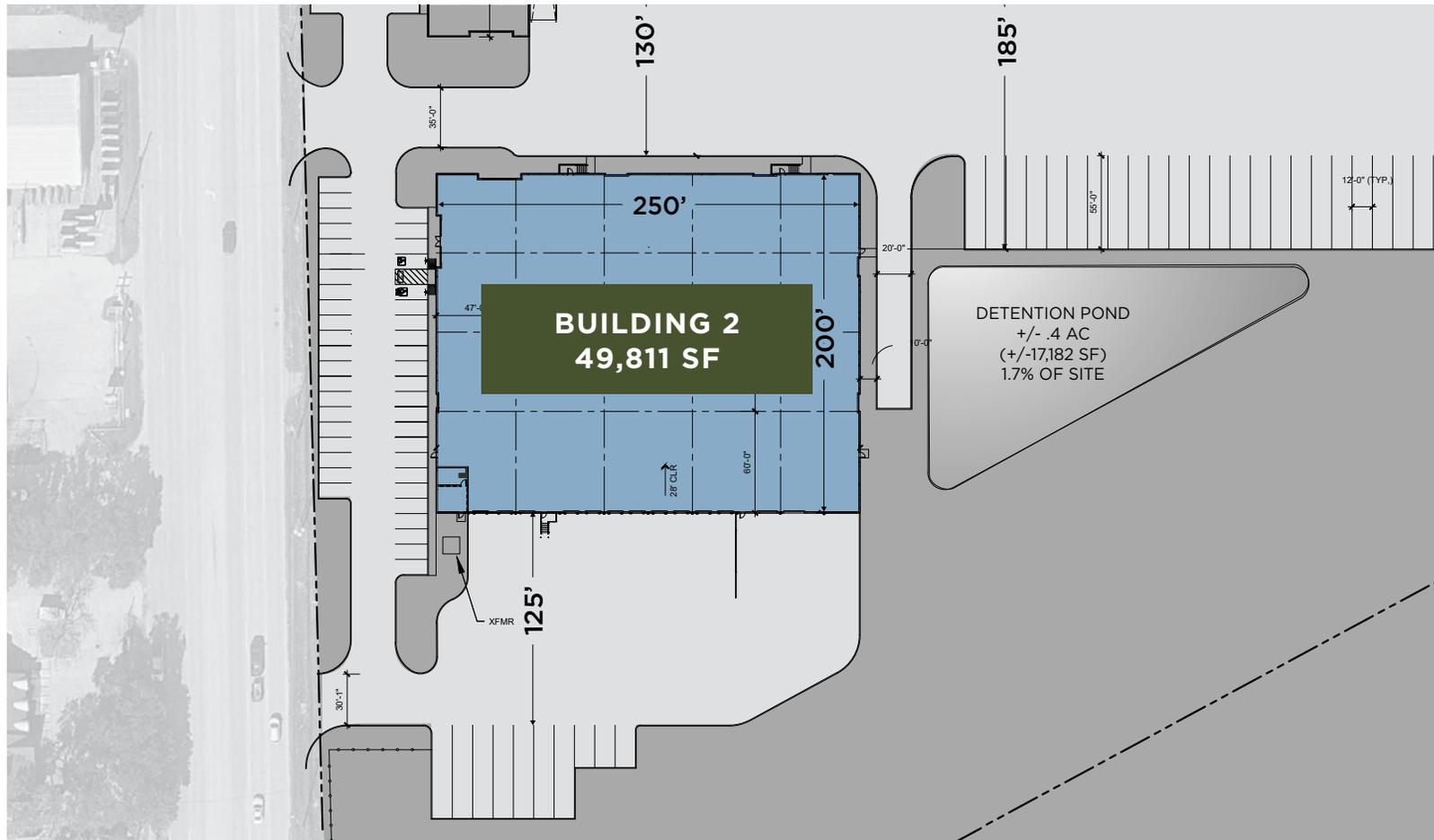


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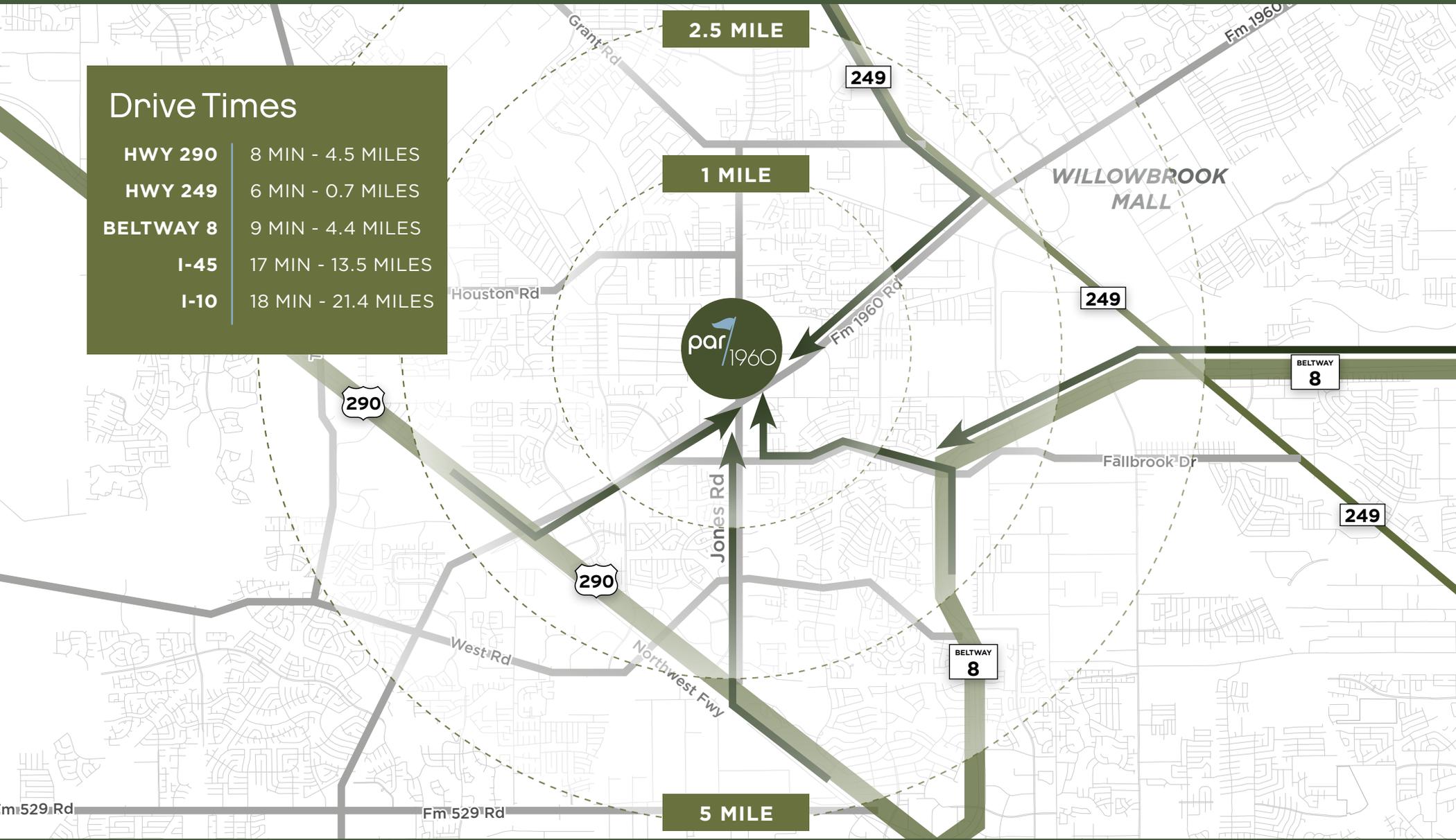
AMENITY Map



PROXIMITY Map

Drive Times

HWY 290	8 MIN - 4.5 MILES
HWY 249	6 MIN - 0.7 MILES
BELTWAY 8	9 MIN - 4.4 MILES
I-45	17 MIN - 13.5 MILES
I-10	18 MIN - 21.4 MILES





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