







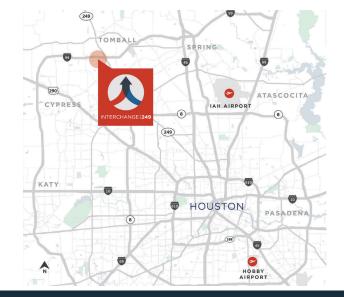
## 353,996 SF Available

## **INTERSECTION OF GRAND PARKWAY 99 AND 249**



### **BUILDING 6 HIGHLIGHTS**

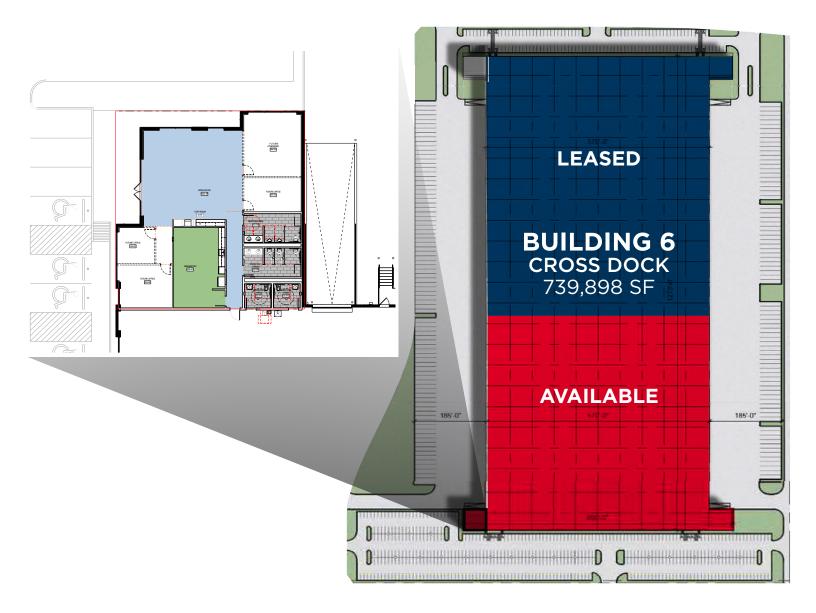
- Located in Class A+ master planned institutional industrial park in Northwest Houston with direct access to Grand Parkway 99 and Highway 249
- Pursuing LEED certification
- Divisible
- Oversized ramp doors on endcaps
- 353,996 Available (739,898 SF Building Total)
- 3,584 SF Office
- Cross Dock
- 36' Clear
- **ESFR Sprinklers**
- 312 Car Parks
- 74 Trailer Parks
- Slab thickness : 8"
- 56' x 60' column spacing with 60' speed bays
- 66 dock high doors and 2 OH doors w/ ramps



## **19200 HAMISH ROAD**

# CLARION PARTNERS LOVETT Interchange 249 | Building 6 Site Plan

# CUSHMAN & WAKEFIELD



## SITE PLAN - BUILDING 06

Interchange 249 is a modern bulk distribution center located in the Houston Metroplex with great accessibility, making it well suited for both local and regional distribution. The park is located near the intersection of Grand Parkway 99 and Highway 249, Interchange 249 offers an unparalleled location at the new main and main in Northwest Houston.

The site benefits from unmatched labor and a growing residential and commercial boom.

## 19200 HAMISH ROAD

## CLARION PARTNERS LOVETT Interchange 249 | Building 6 Site Plan

#### USHMAN & WAKEFIELD



#### PHASE 1

## **AVAILABLE NOW**

#### BUILDING 6: 19200 HAMISH RD.

- 353,996 SF AVAILABLE
- 3,584 SF Office
- 36' Clear
- ESFR Sprinklers •
- 312 Car Parks
- 74 Trailer Parks
- 50' x 60' column spacing with 60' speed bays
- (66) 9' x 10' OH doors
- (2) 12' x 14' OH doors with ramps

## **ADDITIONAL** BUILDINGS

- BUILDING 3 609.280 SF
- BUILDING 4 77,400 SF
- BUILDING 5 122,760 SF
- BUILDING 7 142,200 SF •
- BUILDING 9 117,600 SF
- BUILDING 10 141,120 SF
- BUILDING 11 141,120 SF

### CLARION PARTNERS www.clarionpartners.com

For more information, please contact:

### **JIM FOREMAN**

Vice Chair +1 713 963 2824 jim.foreman@cushwake.com **ALLISON BERGMANN** Executive Director +1 713 963 2865 allison.bergmann@cushwake.com 1330 Post Oak Boulevard Suite 2700 | Houston, TX 77056 Main: +1 713 877 1700 cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE



