

UNION CROSSING BUSINESS PARK BUILDING 2

108,059 SF FRONT LOAD I DISTRIBUTION BUILDING
FOR SALE OR LEASE

A MASTER PLANNED, SIX BUILDING, DEED RESTRICTED 623,585 SF BUSINESS PARK.

February 2024 Construction Completion



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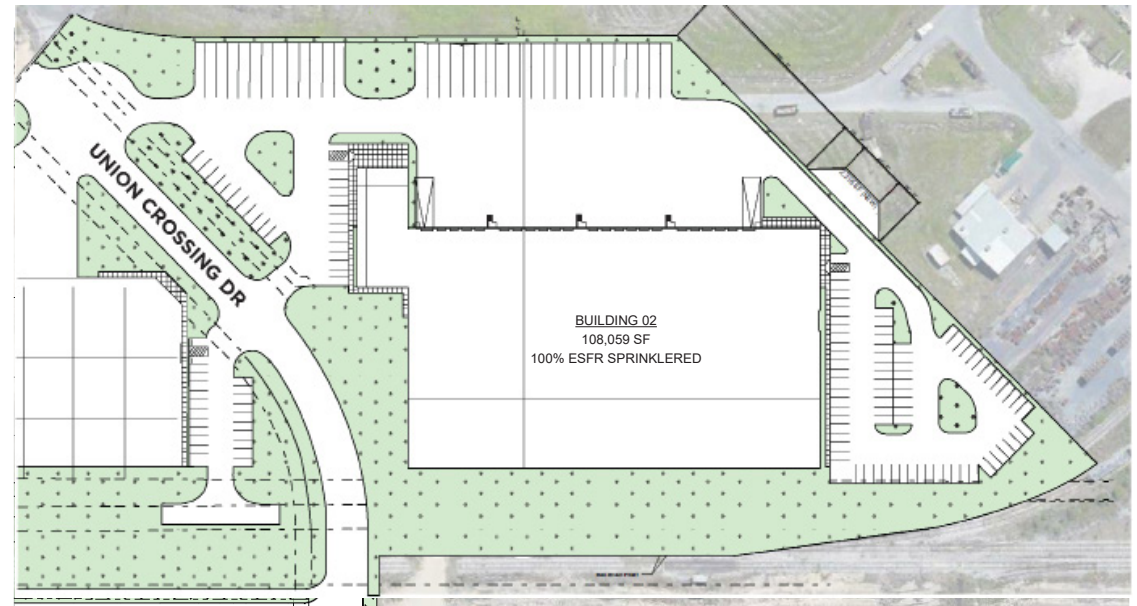
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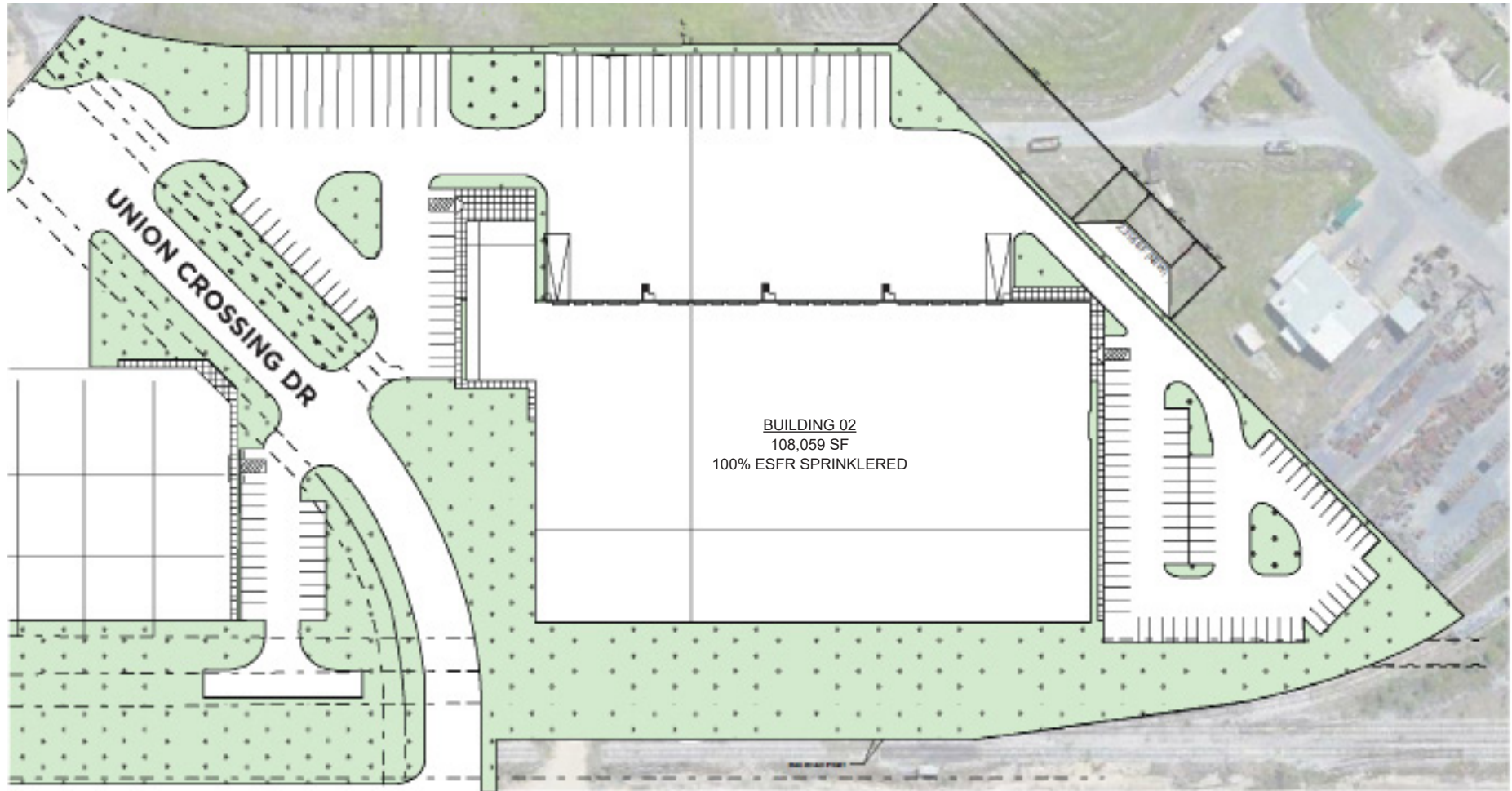
PROPERTY OVERVIEW

Location	10615 Wyman Gordon Dr., Houston, TX 77095
Rentable Area	108,059 SF
Office	Build to suit
Clear Height	32'
Ramps	Two 12'x14' drive in doors
Dock High Doors	21 - 9 x 10 doors with vision panels
Sprinkler System	ESFR
Truck Court	195' with 7" reinforced concrete
Speed Bay Depth	60'
Column Spacing	60' x 50'
Building Dimensions	424 x 240 with 6" reinforced concrete
Trailer Parks	19 Trailer Parks More trailer parks can be added
Auto Parks	92 Auto Parks Additional parking can be added
Power	2000 amps
Roof	60 mil TPO
Comments	<ul style="list-style-type: none"> • Class A corporate environment • Multiple points of ingress/egress to the park • FTZ Qualified • Freeport Zone

SITE PLAN



BUILDING 2 SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

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AERIAL

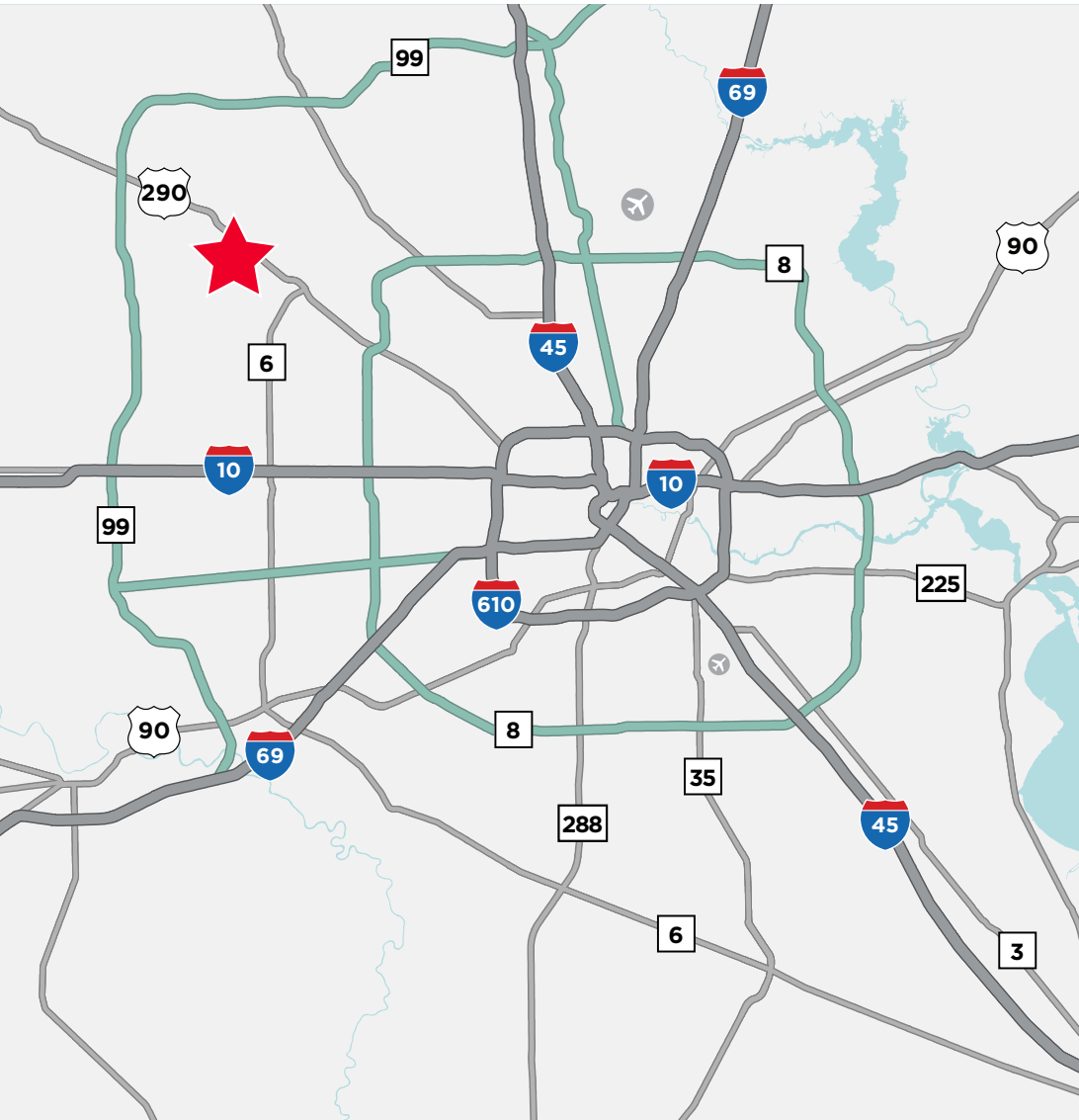


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LOCATION MAP



Union Crossing Business Park is a 103 acre master planned Deed restricted, Class A Business park in the Northwest Industrial submarket. This prime northwest location makes it ideal for companies conducting business locally and around the globe.

- 623,585 SF across six buildings
- Building sizes range for 44,000 SF to 190,000 SF
- Lease spaces from 30,000 SF to 190,000 SF
- Deed restricted, master planned class A business park
- Buildings have state of the art amenities
- 103 total acres
- Off-site detention is in place
- Outside 500-year flood plain
- Two park ingress/egress points
- Excellent access to Beltway 8 & Hwy 290
- FTZ Qualified
- Freeport Zone

PROXIMITY TO SELECT LOCATIONS IN REGION

Name	Trucking Distance (miles)	Trucking Time (min)
Hwy 290	0.4	1.4
Beltway 8	8	9.6
Grand Parkway	10	14
I-45	21.2	23.7
Downtown Houston	23.3	27.3
IAH	26.3	28.9
Hobby	34.8	45.6
Barbours Cut	50.6	57.7
Bayport Terminal	55.0	60.5

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