

# PINNACLE LOGISTICS PARK PHASE II BUILDING 6

3 Year 100% Abatement on the Near Northwest Management District (NNMD)



11122 Tanyard Creek Dr | Houston, TX

**±314,589 SF Available**  
*Delivered February 2026*

Premier Class A industrial space in Houston's Northwest core.

Flexible warehouse spaces from 70,000 – 314,589 SF.

Direct labor access. LEED certification underway.

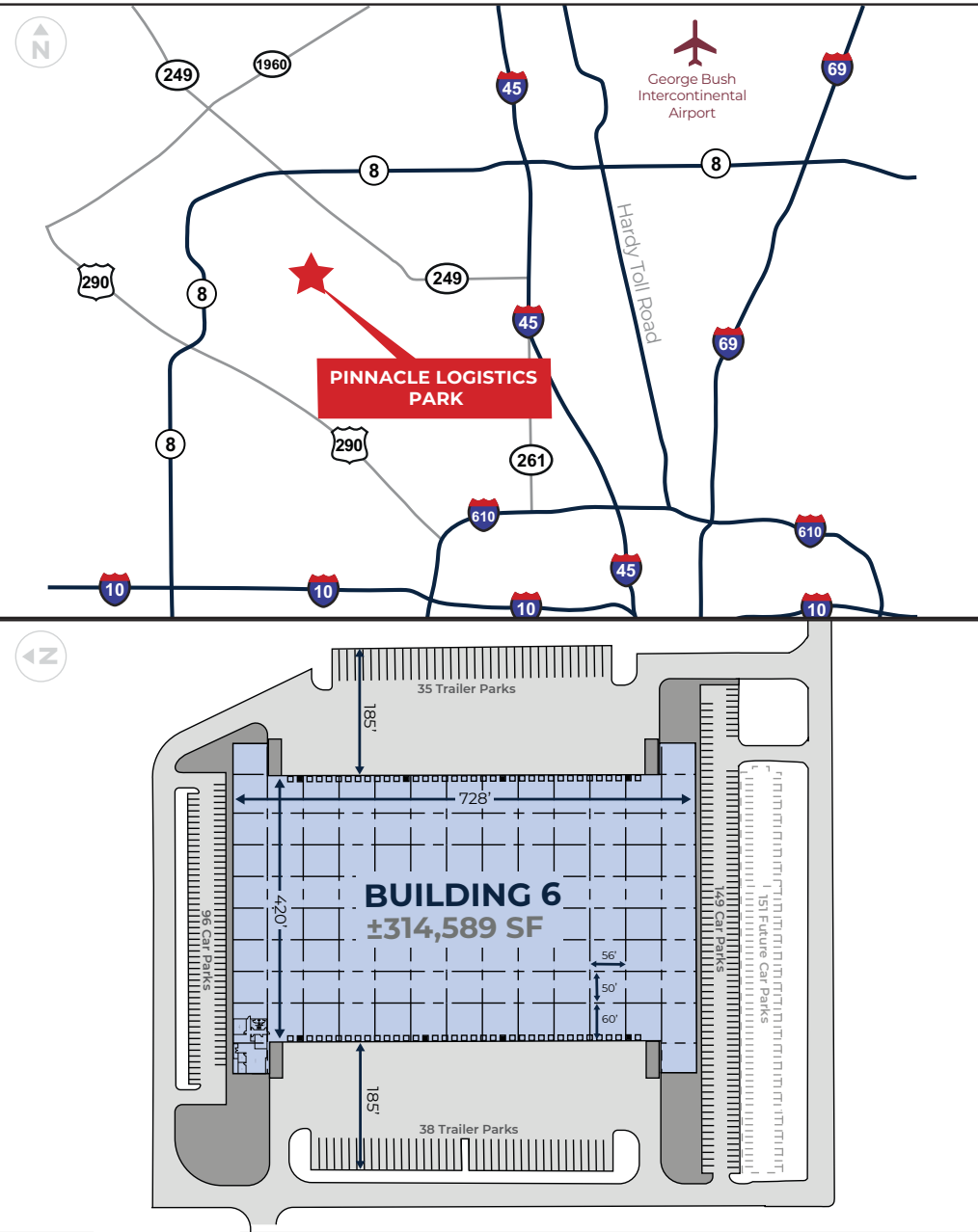
 **HILLWOOD**  
A PEROT COMPANY®

# PINNACLE LOGISTICS PARK PHASE II | BUILDING 6

11122 TANYARD CREEK DR | HOUSTON, TX

# PROPERTY OVERVIEW

3 Year 100% Abatement on the Near Northwest Management District



±314,589 SF available



±3,000 SF spec office



3 Phase 480V power with 4,000 amps



Cross-dock configuration



36' clear height



7" thick, fully reinforced floor slab



56' W x 50' D column spacing; 60' D at staging bays



185' truck courts



68 - 9' x 10' truck doors



8 - 40k lb. mechanical levels



73 - trailer parking spaces



248 - auto parking spaces (151 future)



4 - 14' x 16' drive-in ramp doors



LED interior lighting, 2 per bay



ESFR sprinkler system

## Development



## RYAN BAUMGARTNER

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## BRYNDAN NERREN

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## Leasing



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## HEATH DONICA

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# AREA DEMOGRAPHICS



**PINNACLE LOGISTICS PARK**  
Phase II

## Within 5 miles

**4.7%**  
unemployment rate

**33.2%**  
blue collar workers

**\$60,616**  
median household income

TOTAL POPULATION	
5 MILE RADIUS	300,407
10 MILE RADIUS	1,228,842
15 MILE RADIUS	2,823,116

Source: ESRI & CBRE Insights

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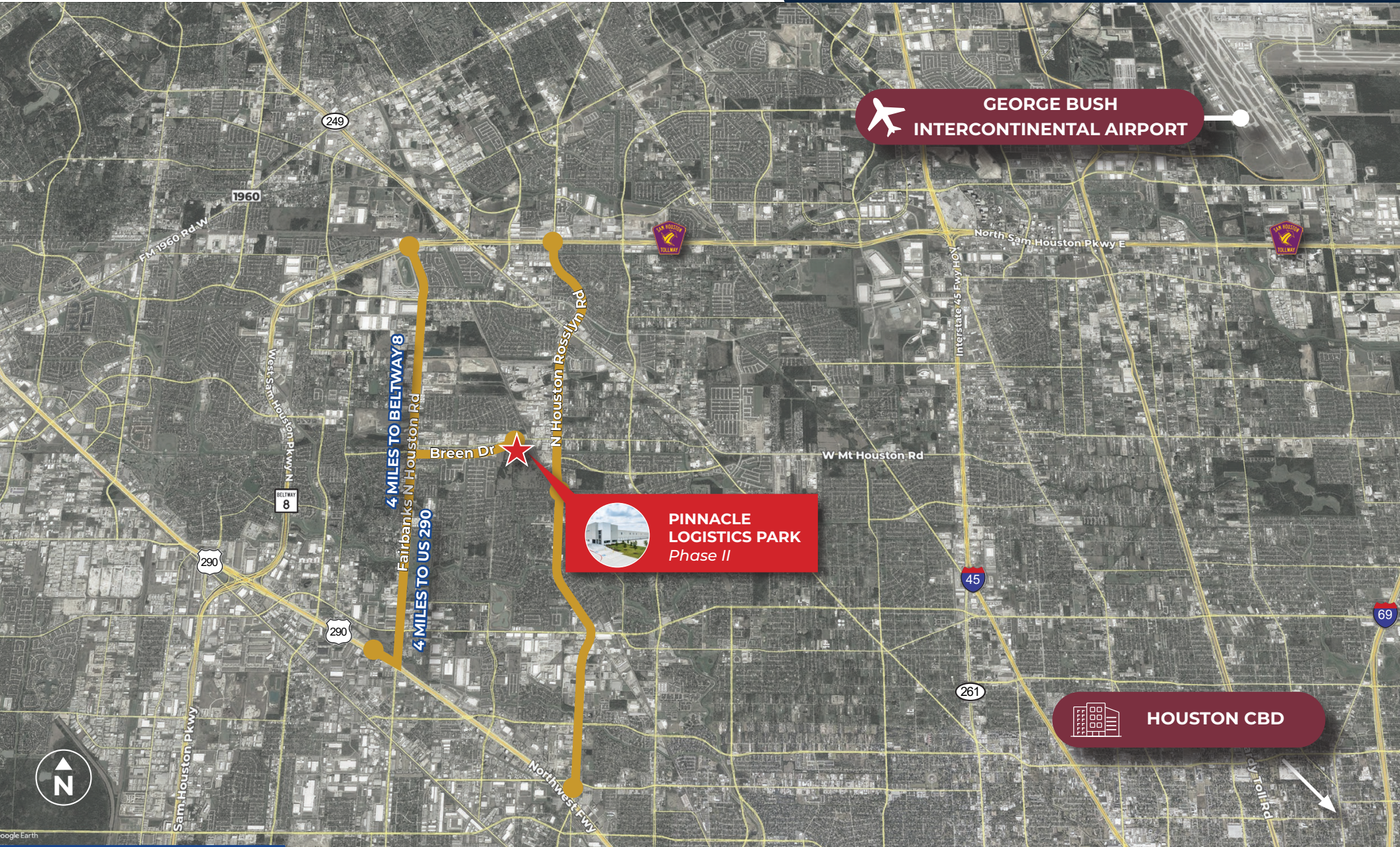


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**DRIVE TIMES**

**US Hwy 290**

<4 mi. 8 min.

**Beltway 8**

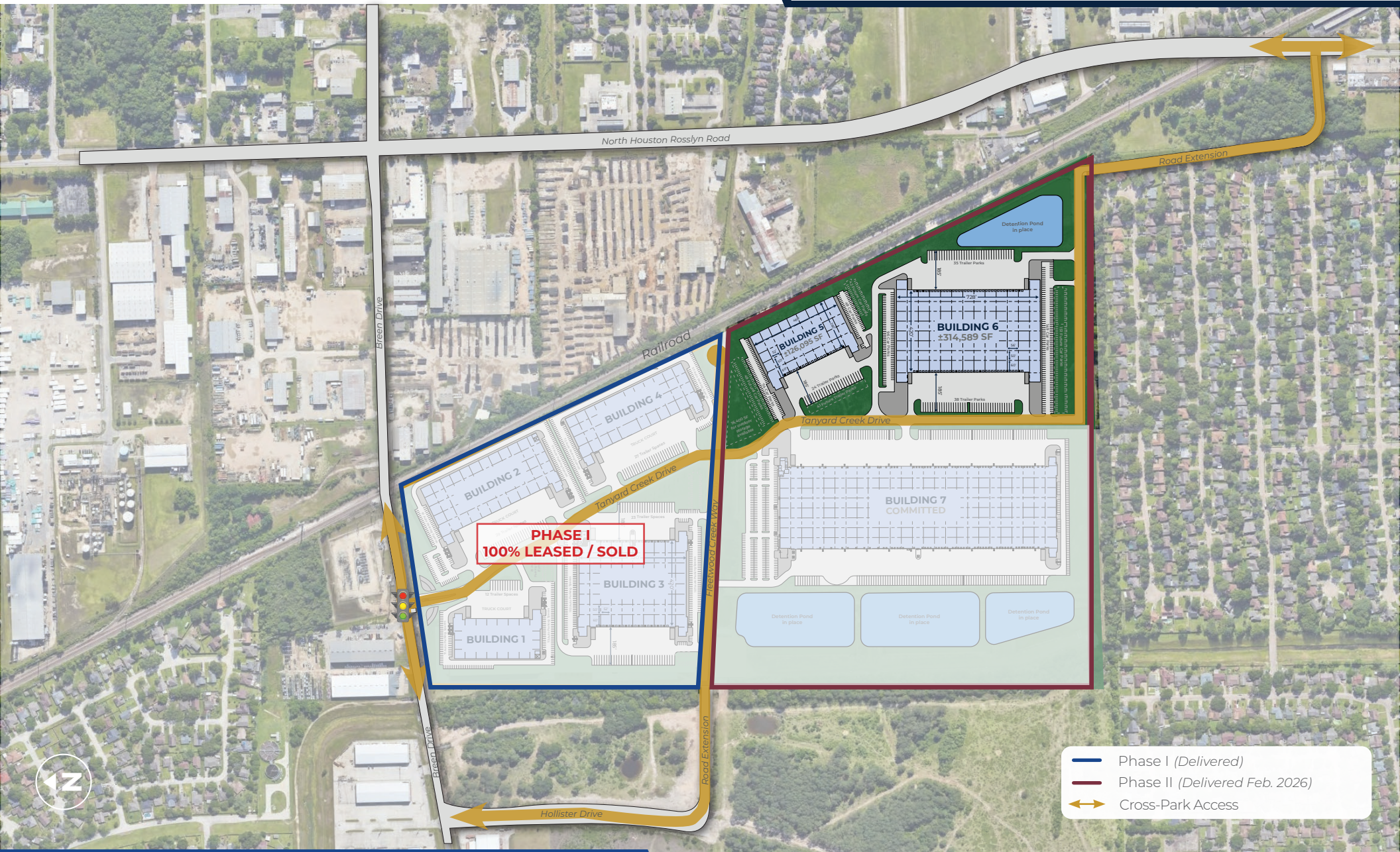
<4 mi. 8 min.

**George Bush Intercontinental Airport**

16 mi. 26 min.

**Houston CBD**

16 mi. 26 min.



**PHASE I  
 100% LEASED / SOLD**

- Phase I (Delivered)
- Phase II (Delivered Feb. 2026)
- ↔ Cross-Park Access

**Development**



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
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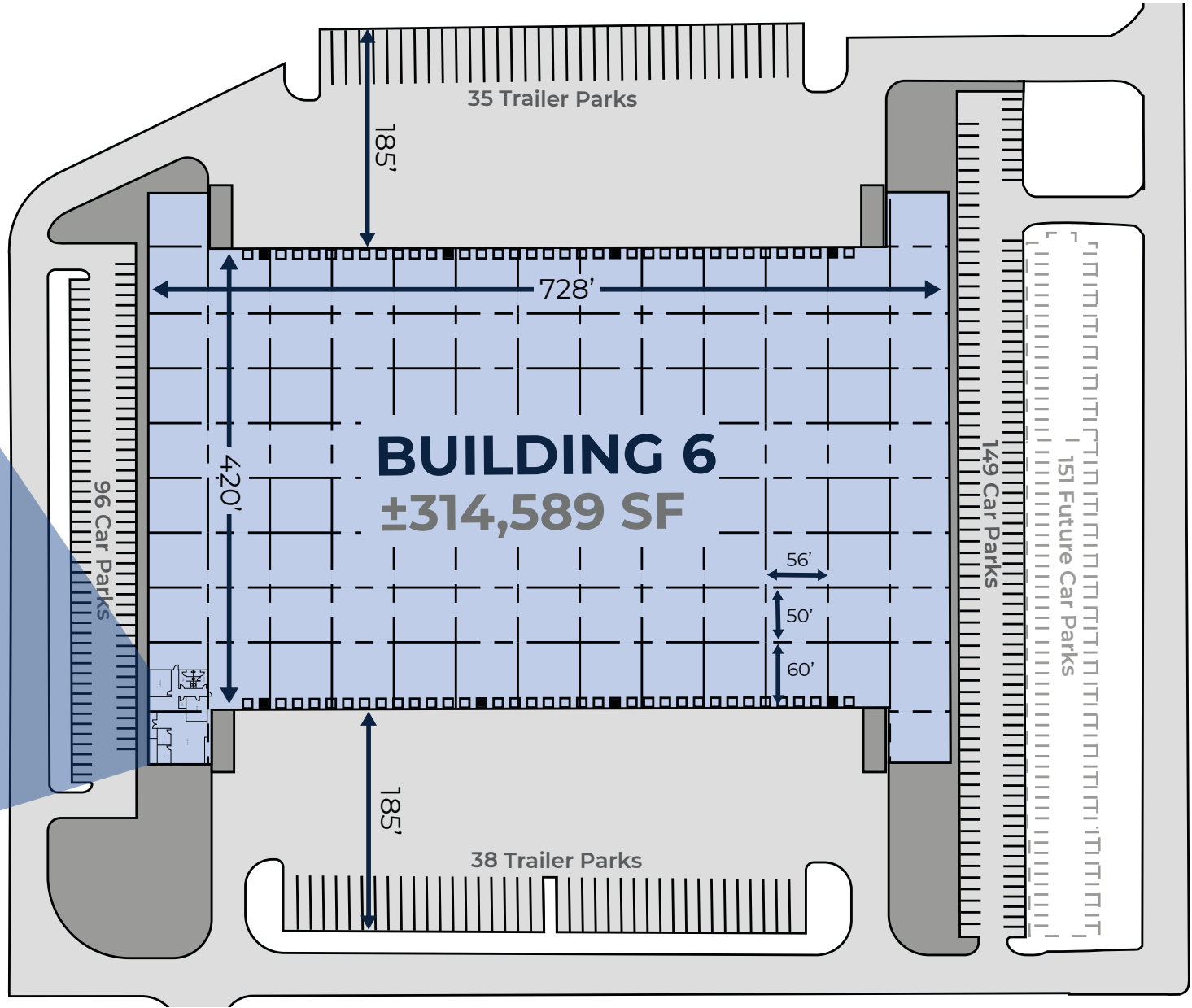
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# SITE PLAN

-  Dock Doors
-  Dock Levels, Pre-Installed



**±3,000 SF SPEC OFFICE**

Rooms: CONFERENCE ROOM, LABS, STORAGE, MECHANICAL, BREAKROOM, OFFICE, OPEN OFFICE.



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## LEASING



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