

OCTOBER 2026 CONSTRUCTION COMPLETION



44,870 SF & 92,089 SF SIDE LOAD DISTRIBUTION BUILDINGS FOR SALE OR LEASE

UNION CROSSING BUILDINGS 5 & 6

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

CONSTRUCTION PROGRESS



UNION CROSSING BUILDINGS 5 & 6

44,870 SF & 92,089 SF FOR SALE OR LEASE

Building 5

LOCATION	10123 Wyman Gordon Drive Houston, TX 77098
RENTABLE AREA	44,870 SF
OFFICE	Build to suit
CLEAR HEIGHT	32'
RAMPS	One 12' x 14' drive-in door
DOCK HIGH DOORS	Nine 9' x 10' doors with vision panels
SPRINKLER SYSTEM	ESFR
TRUCK COURT	200' shared, with 7" reinforced concrete
SPEED BAY DEPTH	60'
COLUMN SPACING	60' x 54'
BUILDING DIMENSIONS	227' x 180' with 6" reinforced concrete
TRAILER PARKS	Trailer parks in the Park
AUTO PARKS	21 auto parks (additional parking can be added)
POWER	1,200 Amps
ROOF	60 mil TPO
COMMENTS	• Class A corporate environment • Multiple ingress/egress points • Tax Mill Rate: 2.01 - extremely low • White Box interior walls • Warehouse lighting • Multiple high velocity fans

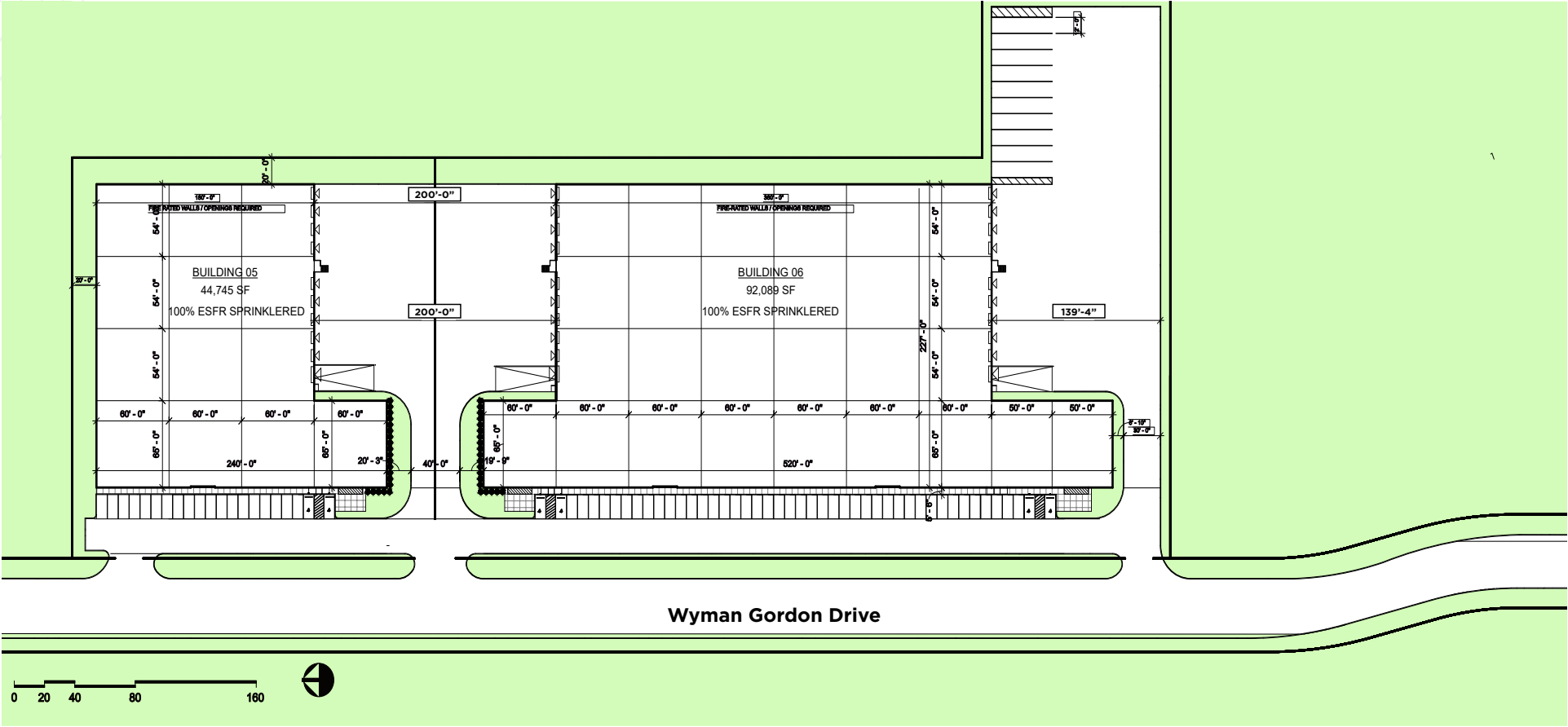
Building 6

LOCATION	10103 Wyman Gordon Drive Houston, TX 77098
RENTABLE AREA	92,089 SF
OFFICE	Build to suit
CLEAR HEIGHT	32'
RAMPS	Two 12' x 14' drive-in doors
DOCK HIGH DOORS	Eighteen 9' x 10' doors with vision panels
SPRINKLER SYSTEM	ESFR
TRUCK COURT	200' shared & 139'-4" dedicated, both with 7" reinforced concrete
SPEED BAY DEPTH	60'
COLUMN SPACING	60' x 54'
BUILDING DIMENSIONS	227' x 180' with 6" reinforced concrete
TRAILER PARKS	Trailer parks in the Park
AUTO PARKS	46 auto parks (additional parking can be added)
POWER	1,200 amps
ROOF	60 mil TPO
COMMENTS	• Class A corporate environment • Multiple ingress/egress points • Tax Mill Rate: 2.01 - extremely low • White Box interior walls • Warehouse lighting • Multiple high velocity fans

UNION CROSSING BUILDINGS 5 & 6

44,870 SF & 92,089 SF FOR SALE OR LEASE

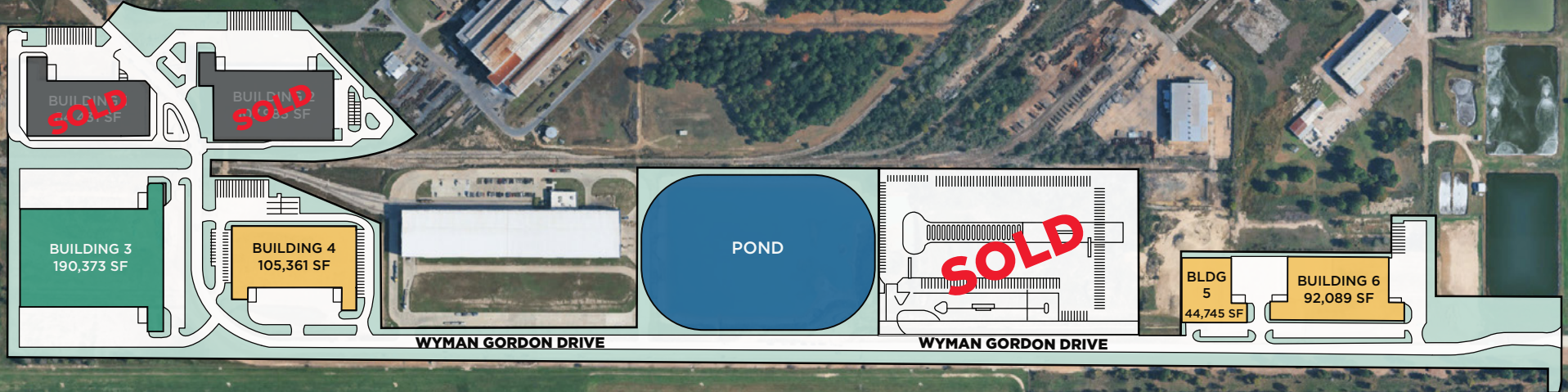
Site Plan



UNION CROSSING BUILDINGS 5 & 6

44,870 SF & 92,089 SF FOR SALE OR LEASE

SITE PLAN

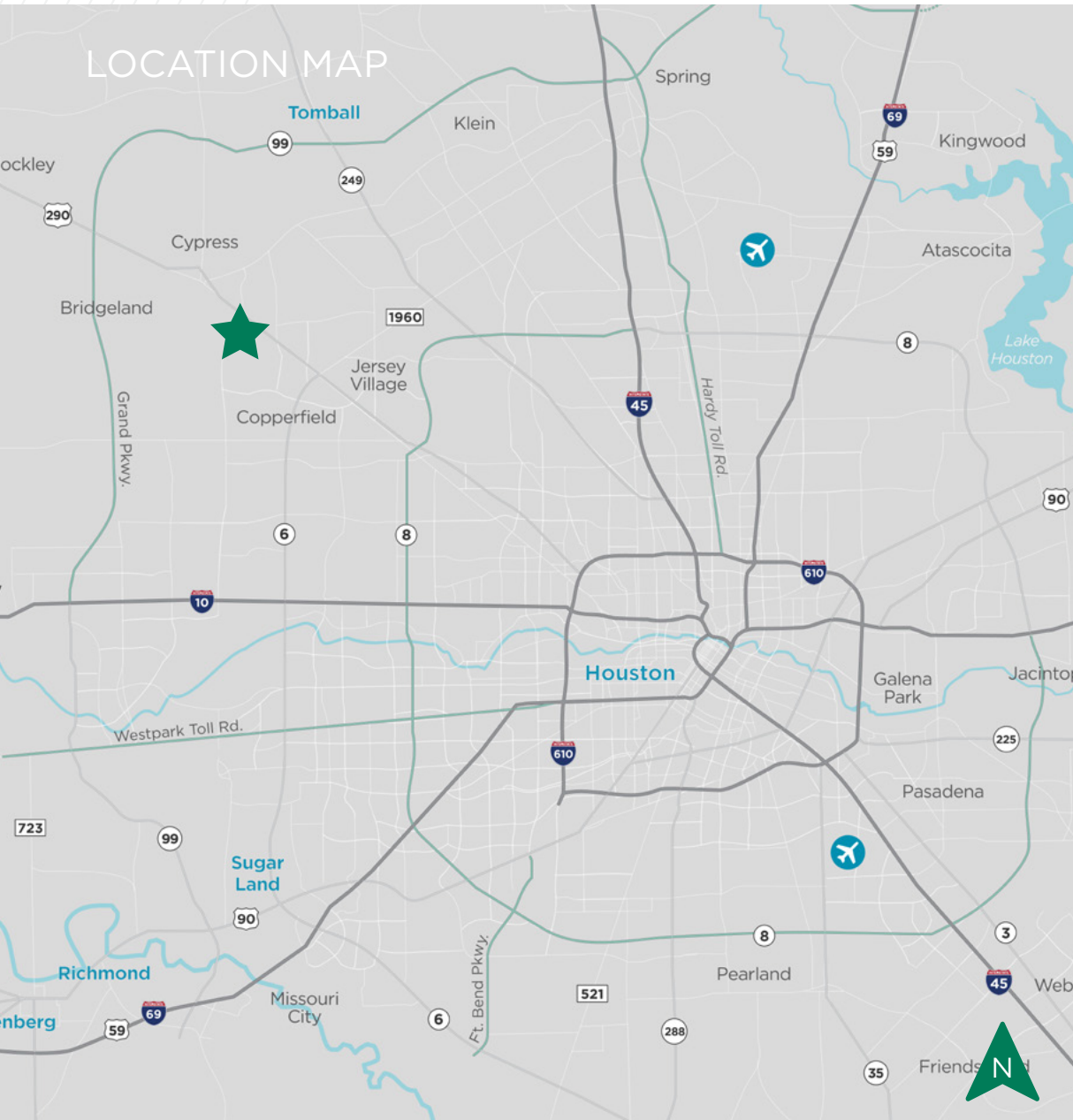


CONSTRUCTION PROGRESS



UNION CROSSING BUILDINGS 5 & 6

44,870 SF & 92,089 SF FOR SALE OR LEASE



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

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	60.5



FOR MORE INFORMATION, CONTACT:

STEPHEN SCHNEIDAU

Vice Chairman

Direct: +1 713 963 2822

Mobile: +1 713 557 3560

stephen.schneidau@cushwake.com

STEPHEN THOMAS SCHNEIDAU

Senior Associate

Mobile: +1 713 502 8260

Direct: +1 713 260 0219

stephenthomas.schneidau@cushwake.com

©2025 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 SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

**CUSHMAN &
WAKEFIELD**