

PINNACLE LOGISTICS PARK PHASE II BUILDING 5

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



11222 Tanyard Creek Dr | Houston, TX

±126,095 SF Available
Delivered February 2026

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

Flexible warehouse spaces from 70,000 – 126,095 SF.

Direct labor access. LEED certification underway.

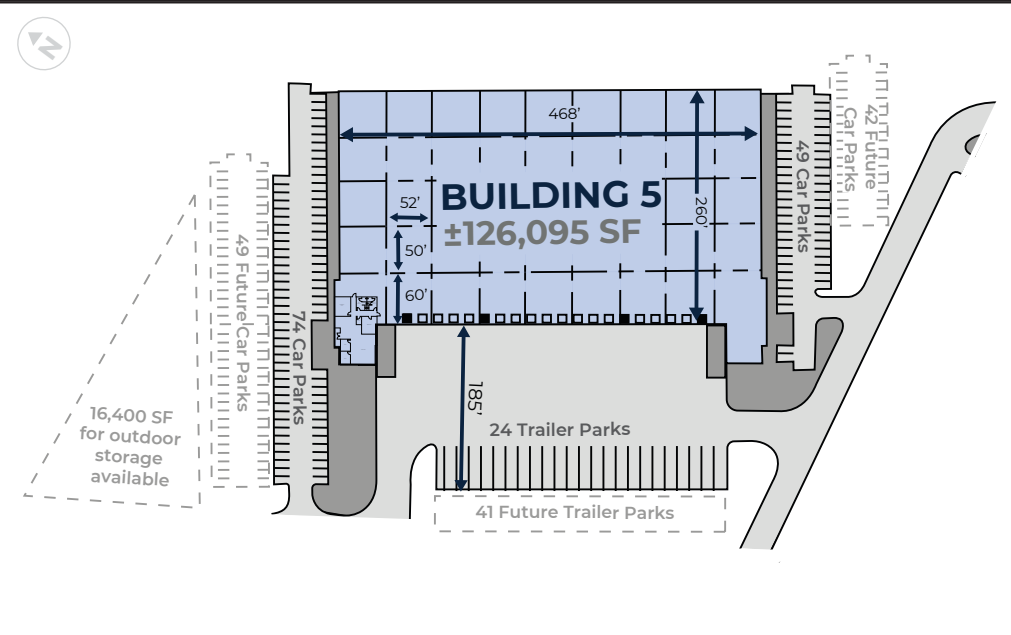
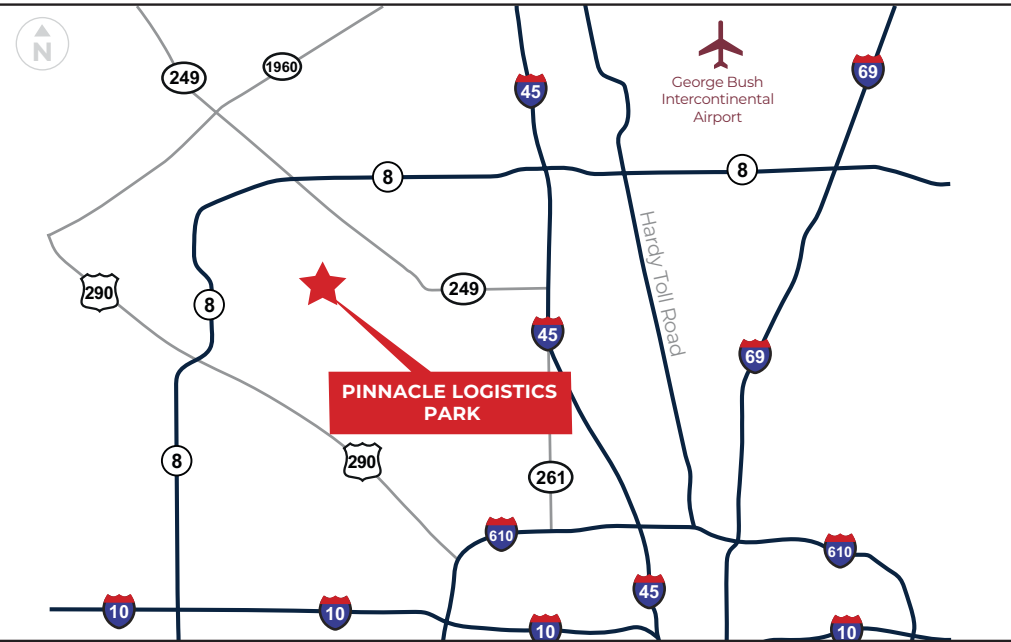
 **HILLWOOD**
A PEROT COMPANY®

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PROPERTY OVERVIEW

3 Year 100% Abatement on the Near Northwest Management District



±126,095 SF available



±3,000 SF spec office



3 Phase 480V power with 2,000 amps



Front load configuration



32' clear height



6" thick, fully reinforced floor slab



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



185' truck court



20 - 9' x 10' truck doors



4 - 40k lb. mechanical levels



24 - trailer parking spaces



126 - auto parking spaces (132 future)



2 - 12' x 14' drive-in ramp doors



LED interior lighting, 2 per bay



ESFR sprinkler system



16,400 SF for outdoor storage available

Development



RYAN BAUMGARTNER

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BRYNDAN NERREN

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Leasing



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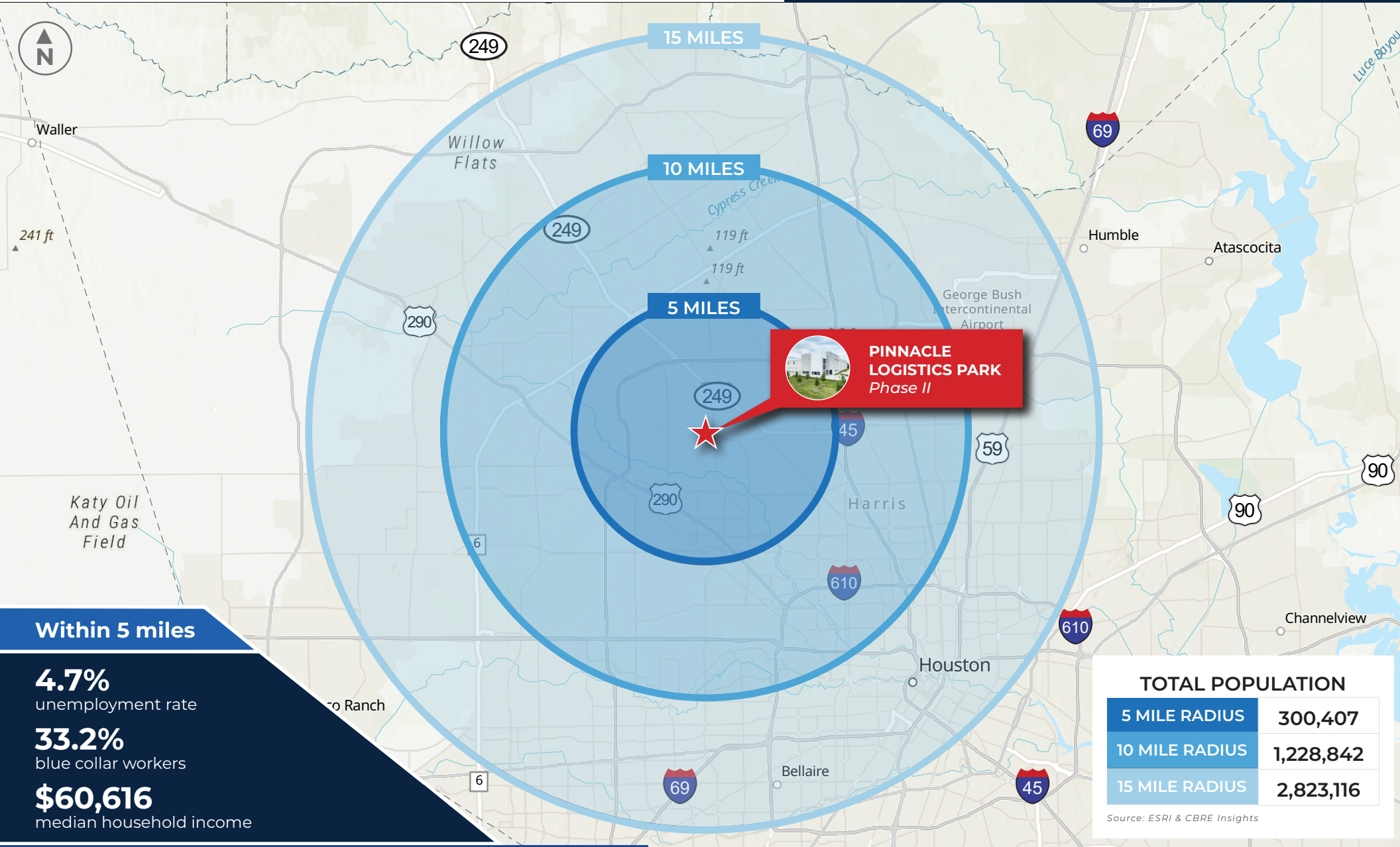
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AREA DEMOGRAPHICS



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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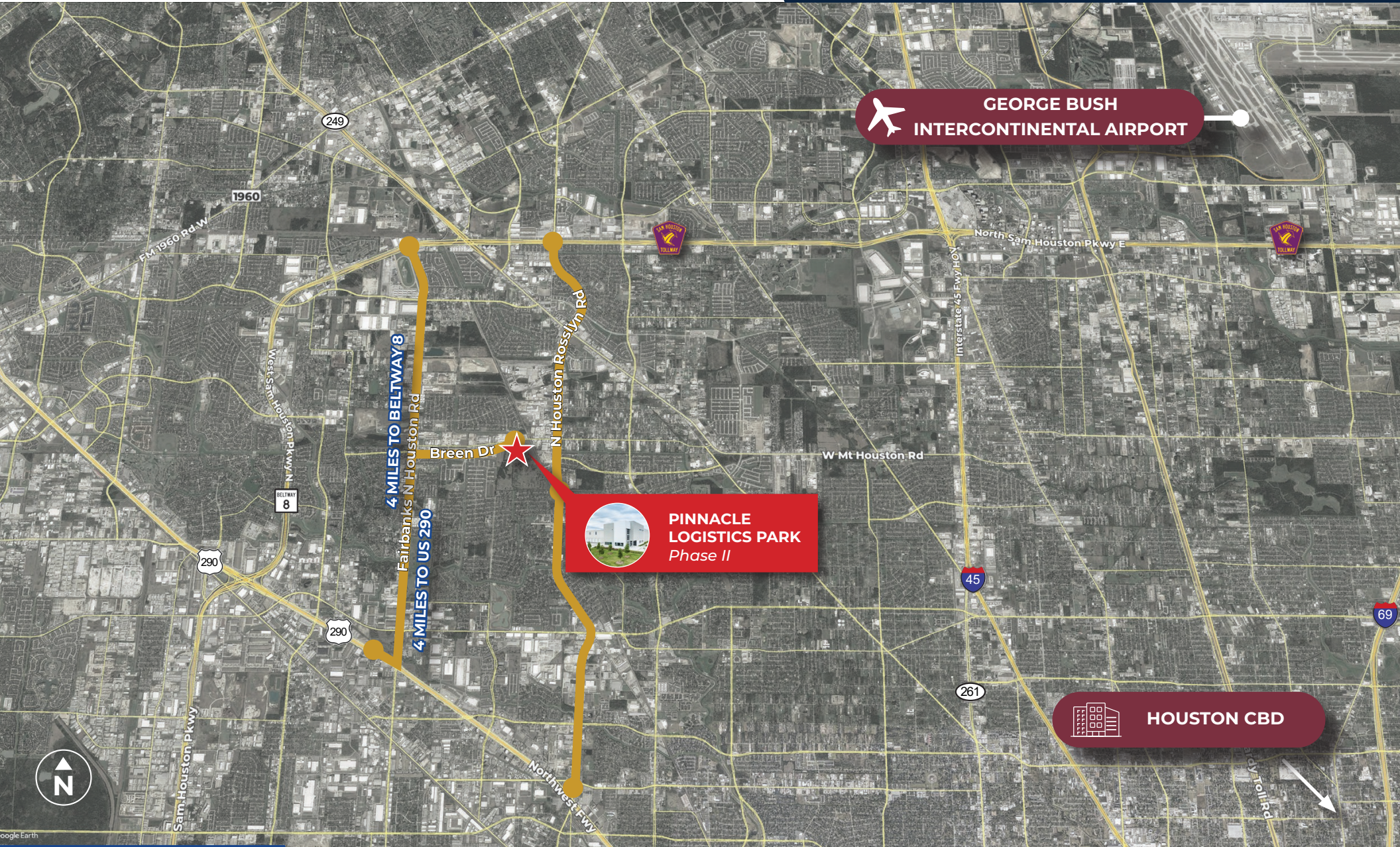
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AREA INFORMATION



DRIVE TIMES

US Hwy 290

<4 mi. 8 min.

Beltway 8

<4 mi. 8 min.

George Bush Intercontinental Airport

16 mi. 26 min.

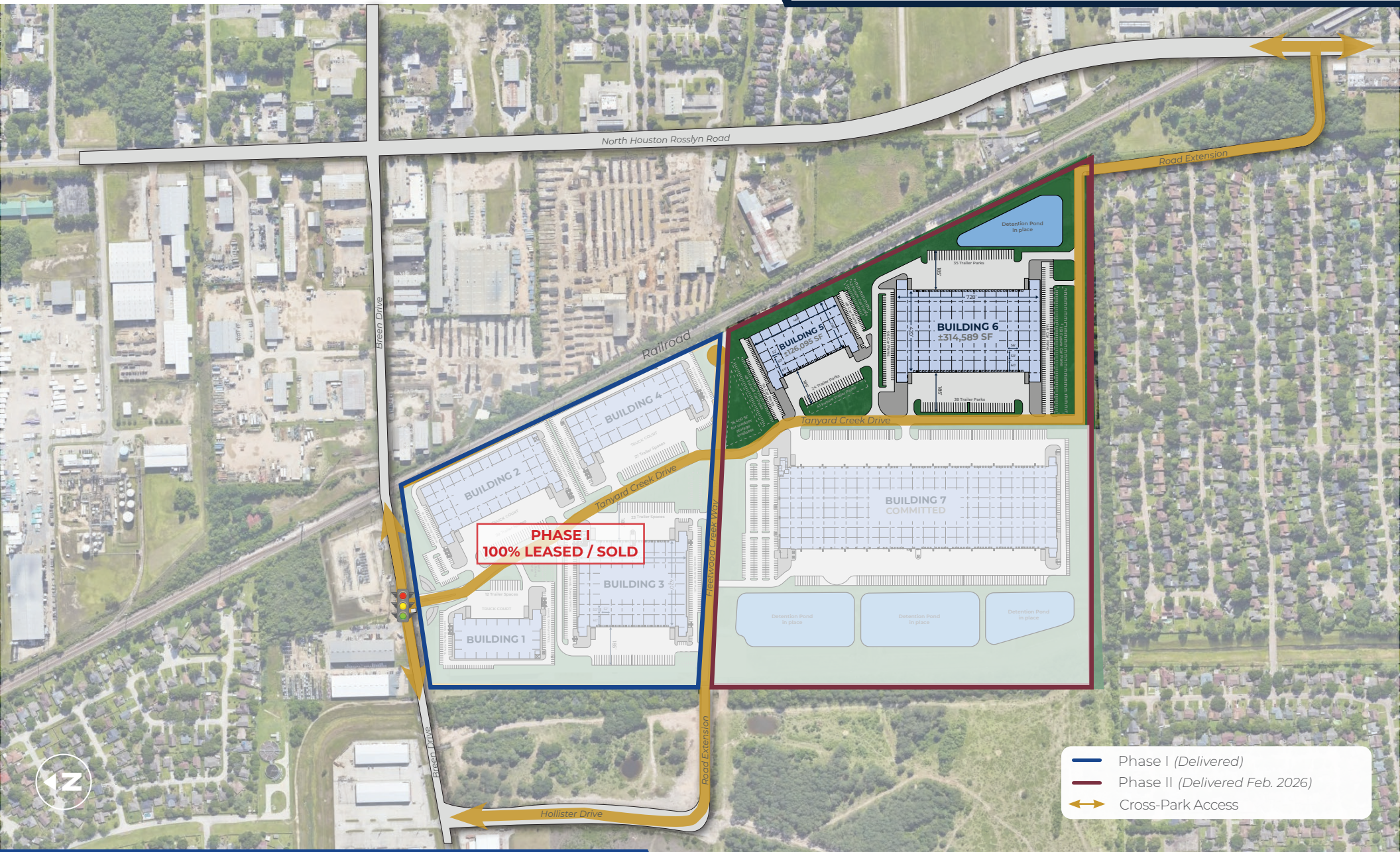
Houston CBD

16 mi. 26 min.

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MASTER SITE PLAN



PHASE I
100% LEASED / SOLD

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

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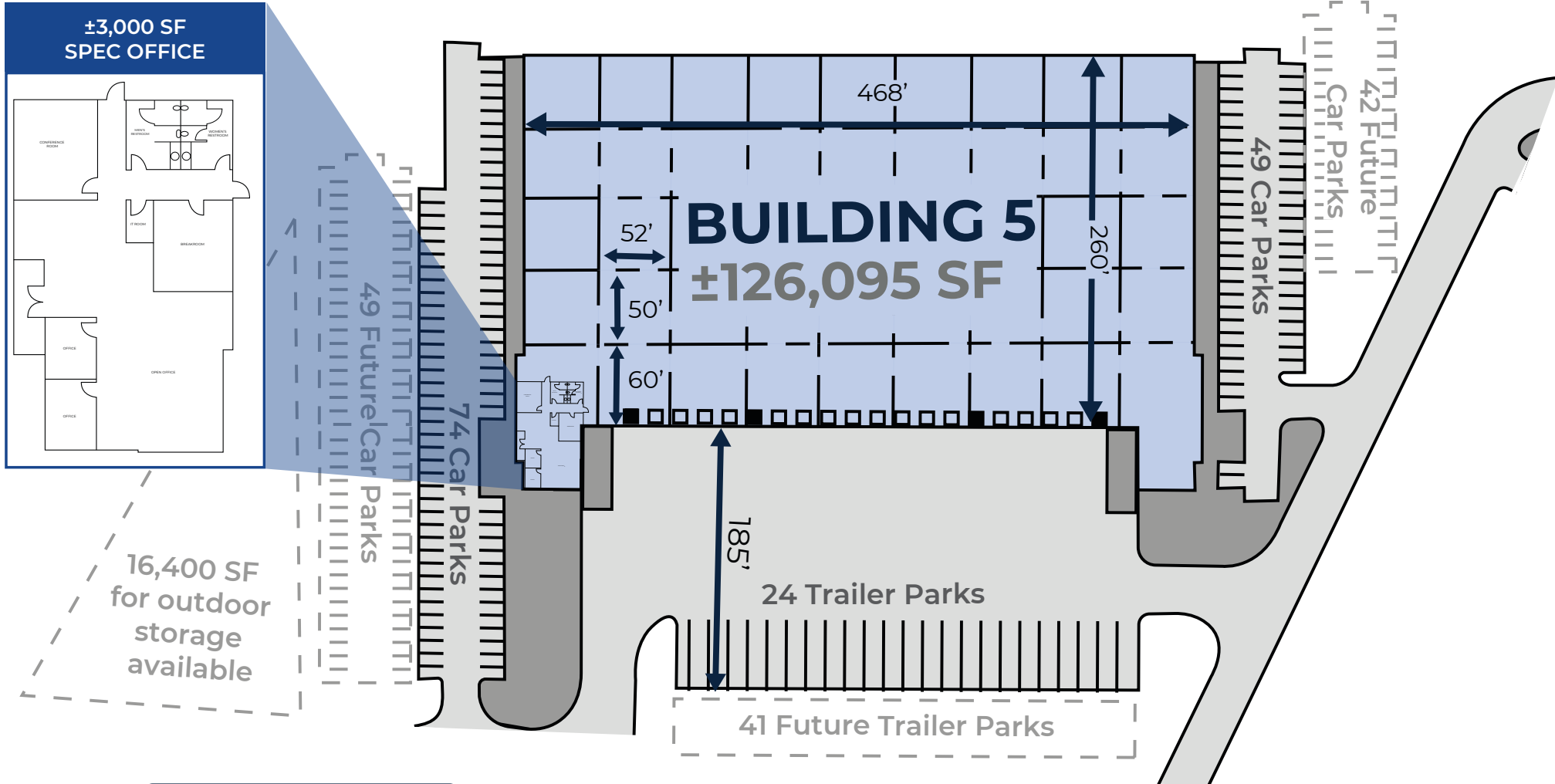


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- Dock Doors
- Dock Levelers, Pre-Installed

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DEVELOPMENT



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LEASING

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