

UNION CROSSING

±231,839 SF CROSS DOCK FOR LEASE

22533 NORTHWEST LAKE DR | HOUSTON, TX 77095



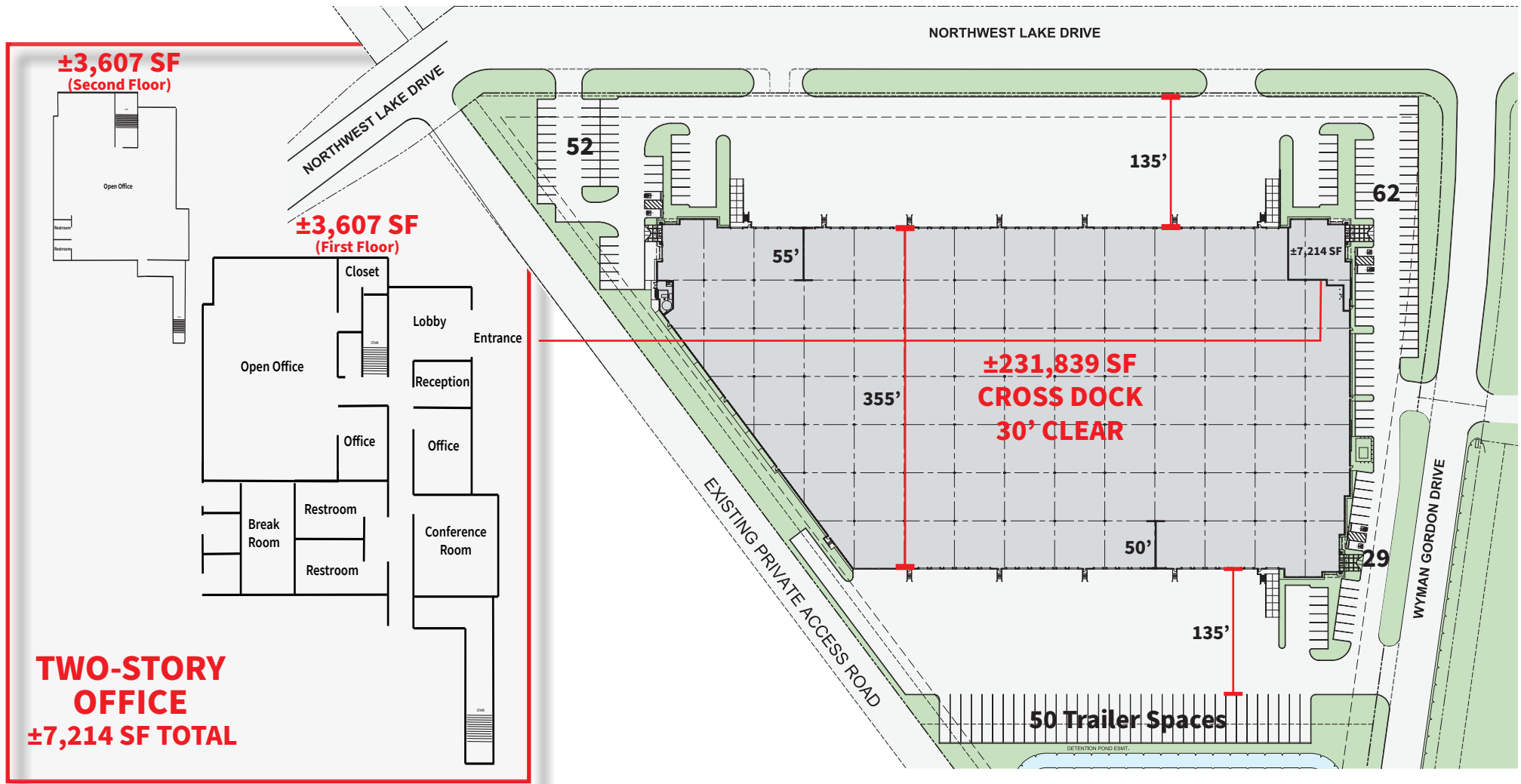
A DEVELOPMENT BY:



LEASING BY:

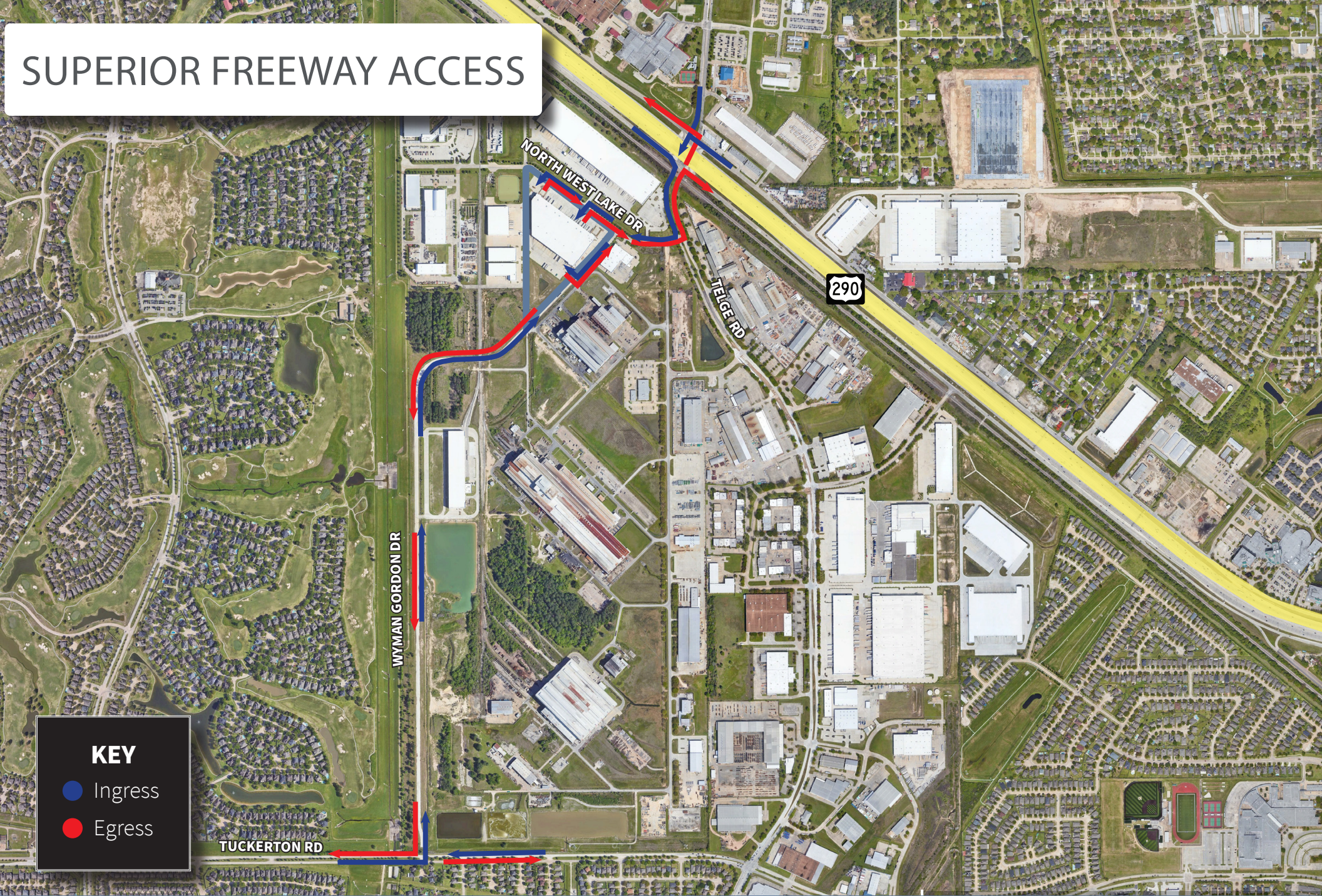


SITE PLAN & BUILDING FEATURES



Total SF:	±231,839 SF	Column Spacing:	52' x 50'	Truck Court:	North - 135' / South - 180'
Office:	±7,214 SF (2-story)	Sprinkler:	ESFR	Trailer Parking:	50 Spaces
Configuration:	Cross Dock	Ramped Doors:	3 (12' x 14')	Additional Info:	<ul style="list-style-type: none"> (29) Dock Levelers in place Property is fully fenced and gated LED Warehouse Lights 30 Footcandles Easy access to Hwy 290
Building Depth:	355'	Dock Doors:	59 Dock High Doors		
Clear Height:	30'	Parking Spaces:	143		

SUPERIOR FREEWAY ACCESS



KEY

- Ingress
- Egress

LEASING:



Joseph Berwick
+1 713 425 5842
joseph.berwick@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com



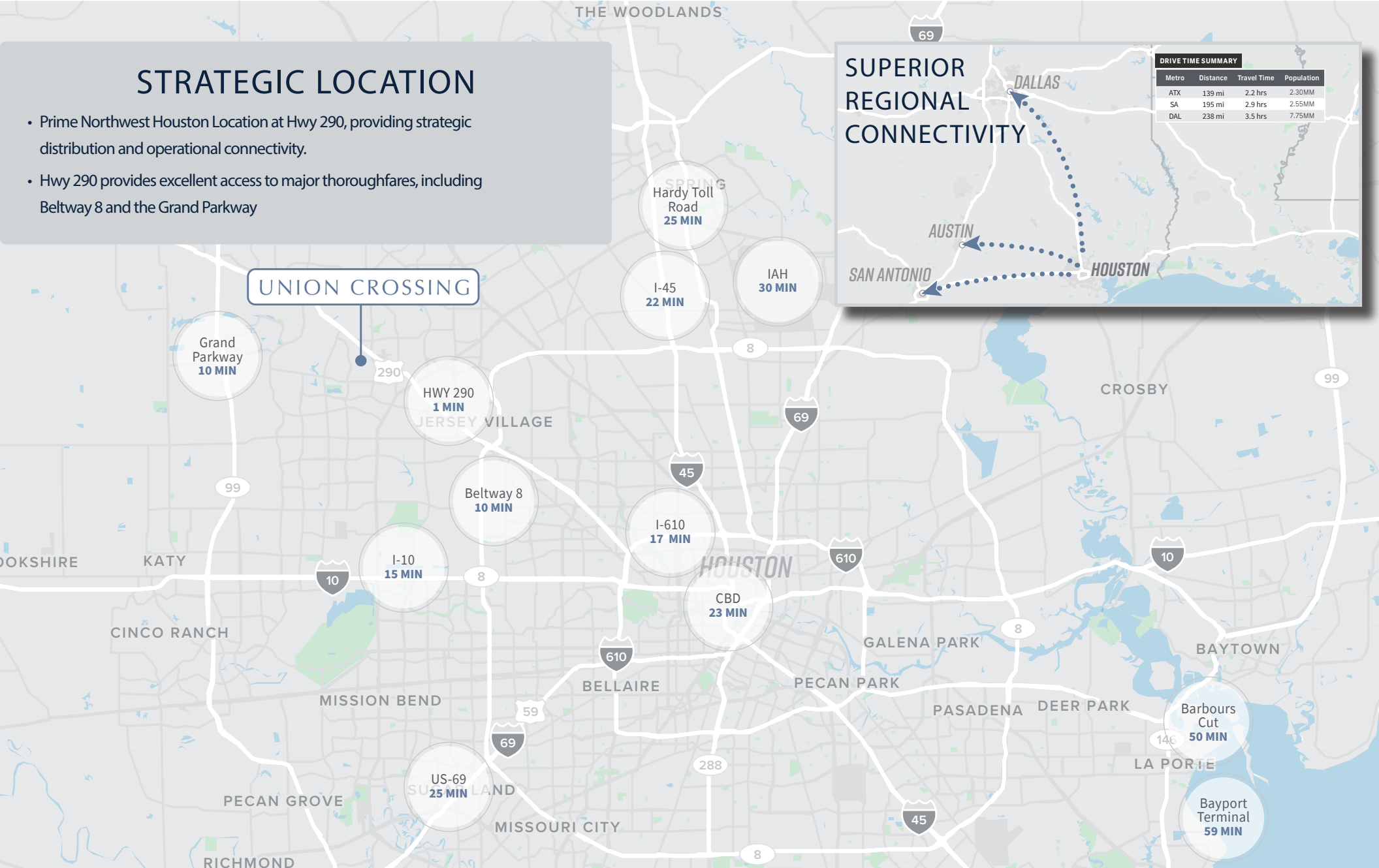
STRATEGIC LOCATION

- Prime Northwest Houston Location at Hwy 290, providing strategic distribution and operational connectivity.
- Hwy 290 provides excellent access to major thoroughfares, including Beltway 8 and the Grand Parkway

UNION CROSSING

SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	139 mi	2.2 hrs	2.30MM
SA	195 mi	2.9 hrs	2.55MM
DAL	238 mi	3.5 hrs	7.75MM



LEASING: 

Joseph Berwick
+1 713 425 5842
joseph.berwick@jll.com

Eliza Klein
+1 713 425 1816
eliza.klein@jll.com

Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@jll.com

 **CARSON**
COMPANIES

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.