



CLARION PARTNERS

LOVETT
INDUSTRIAL



INTERCHANGE | 249 | FOR LEASE BUILDING 6 - 19200 HAMISH RD

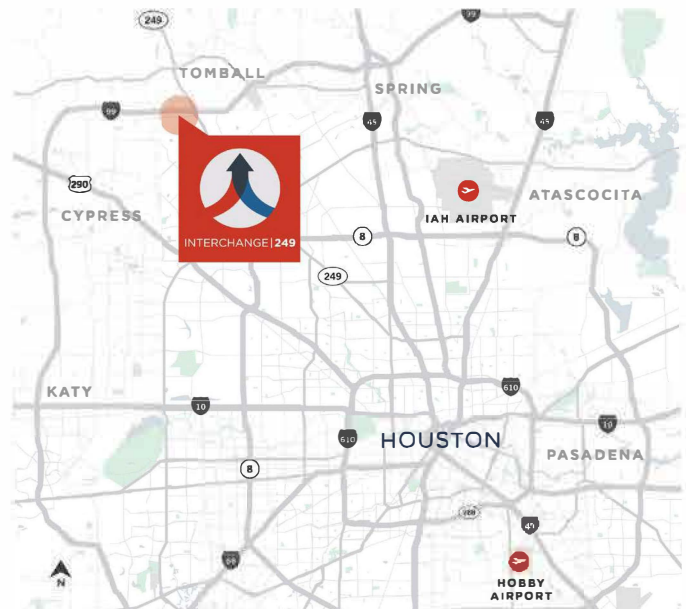
739,898 Square Feet Available

INTERSECTION OF GRAND PARKWAY 99 AND 249



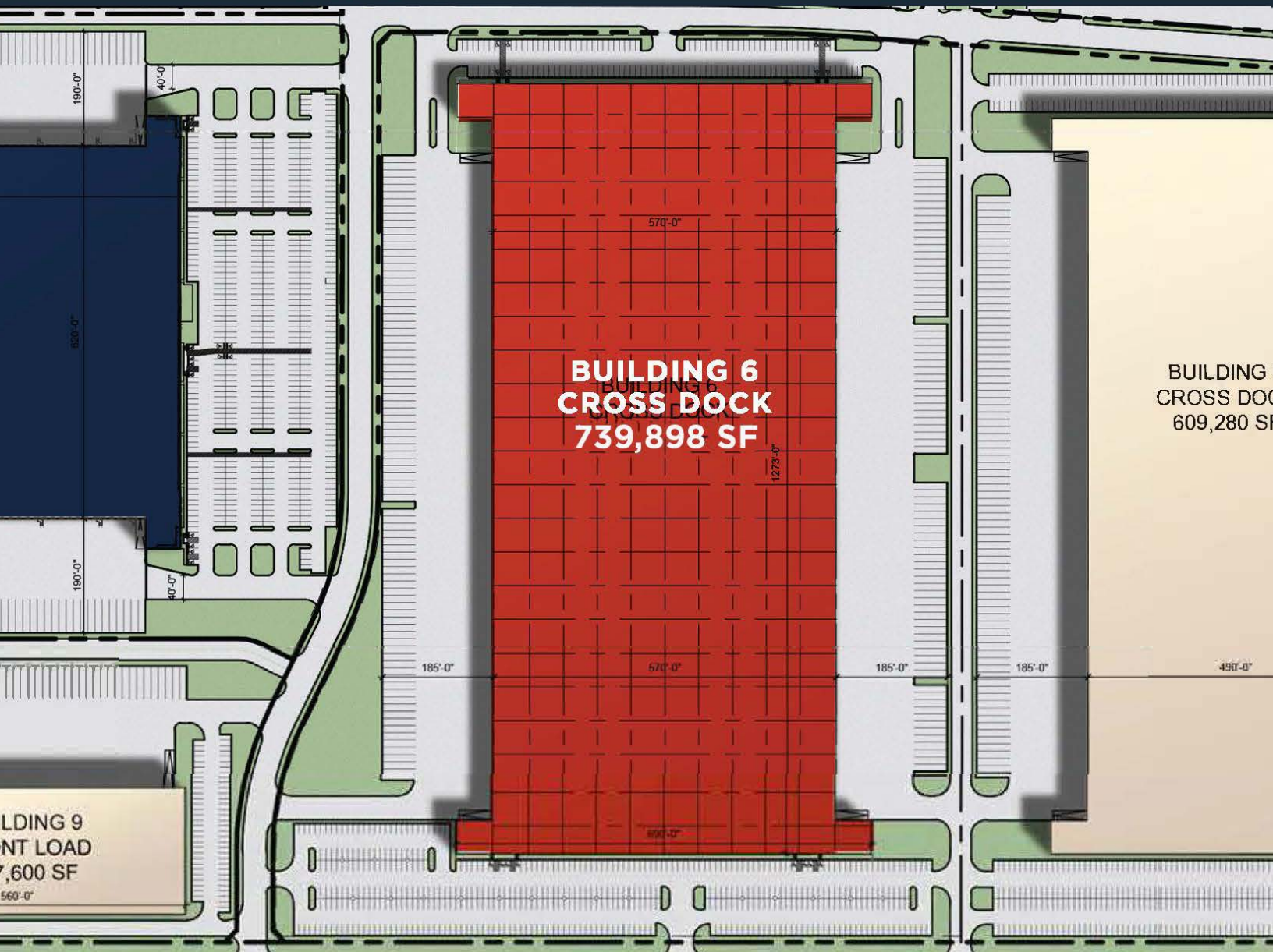
BUILDING 6 HIGHLIGHTS

- Located in Class A+ master planned institutional industrial park in Northwest Houston with direct access to Grand Parkway 99 and Highway 249
- Pursuing LEED certification
- Divisible
- Oversized ramp doors on endcaps
- 739,898 SF
- Cross Dock
- 36' Clear
- ESFR Sprinklers
- 625 Car Parks
- 174 Trailer Parks
- Slab thickness : 8"





Interchange 249 | Building 6 Site Plan



SITE PLAN - BUILDING 06

Interchange 249 is a modern bulk distribution center located in the Houston Metroplex with great accessibility, making it well suited for both local and regional distribution. The park is located near the intersection of Grand Parkway 99 and Highway 249, Interchange 249 offers an unparalleled location at the new main and main in Northwest Houston.

The site benefits from unmatched labor and a growing residential and commercial boom.



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Interchange 249 | Master Site Plan



PHASE 1

DELIVERY Q1 2023

BUILDING 1 13804 BOUDREAUX RD

- 19,960 SF AVAILABLE
- 98,679 SF TOTAL
- Rear Load
- 30' Clear
- ESFR Sprinklers
- 278 Car Parks

BUILDING 6 19200 HAMISH RD

- 739,898 SF AVAILABLE
- Cross Dock
- 36' Clear
- ESFR Sprinklers
- 625 Car Parks
- 174 Trailer Parks

ADDITIONAL BUILDINGS

- BUILDING 2 - 138,665 SF **LEASED**
- BUILDING 3 - 609,280 SF
- BUILDING 4 - 77,400 SF
- BUILDING 5 - 122,760 SF

- BUILDING 7 - 142,200 SF
- BUILDING 8 - 908,853 SF **LEASED**
- BUILDING 9 - 117,600 SF
- BUILDING 10 - 141,120 SF



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www.clarionpartners.com

For more information on this opportunity, please contact.

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