

GATEWAY SOUTHWEST

INDUSTRIAL PARK

www.gatewaysouthwesthouston.com

36-ACRE BUSINESS PARK
BELTWAY 8 AND U.S. HIGHWAY 90-A
MISSOURI CITY, TEXAS

FOR LEASE OR BUILD-TO-SUIT

PHASE I - AVAILABLE FOR LEASE

Building 1
54,340 S.F.
Front-Load

PHASE II - BUILD-TO-SUIT SITE

Building 3
Up to 176,800 S.F.
Front-Load



Exclusive Marketing Agents:



1233 West Loop South, Suite 900
Houston, TX 77027

Walker Barnett
713.830.2127
walker.barnett@colliers.com

Ryan Byrd
713.830.2171
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A Joint Venture Development of:



GATEWAY SOUTHWEST INDUSTRIAL PARK

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Beltway 8 and U.S. Highway 90-A - Missouri City, Texas

525,800 S.F. Multi-Building Development
54,340 S.F. Available for Lease

SITE AERIAL



- Master-planned, fully-entitled industrial park
- Direct access and premier visibility along Beltway 8 and U.S. Highway 90-A
- Over 1,200 linear feet of frontage along U.S. Highway 90
- Missouri City location, Houston's growing southwest industrial submarket
- Convenient access to downtown Houston, the William P. Hobby and George Bush Intercontinental Airports, the Texas Medical Center and the Port of Houston
- Enhanced connectivity to major highway and interstate systems throughout the Houston area

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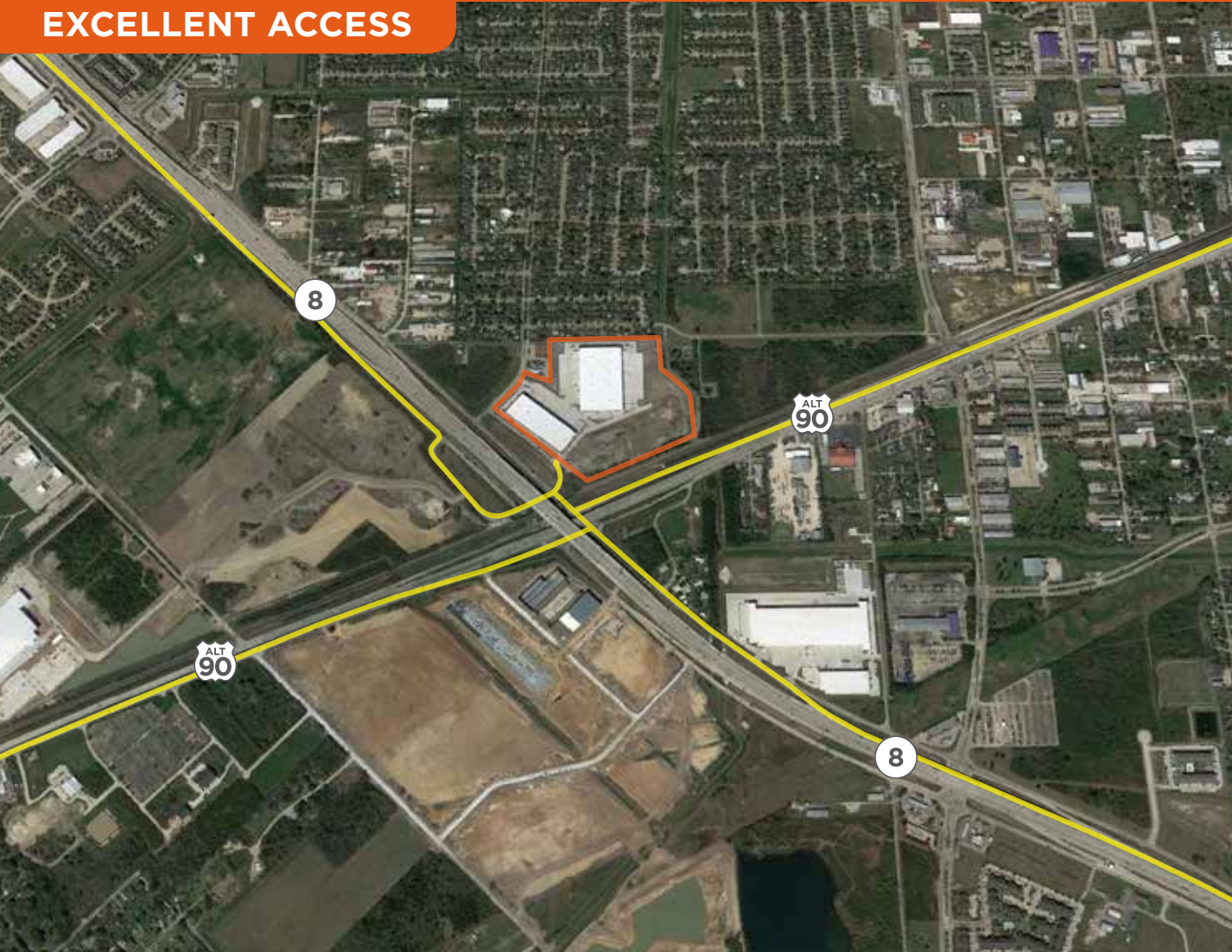
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EXCELLENT ACCESS



CONVENIENT ACCESS TO:

Fort Bend Parkway Toll	1.6 miles
U.S. 59	3 miles
Interstate 10	12 miles
Texas Medical Center	13 miles
Houston CBD	15 miles
Highway 288	17 miles
Highway 290	18 miles
Interstate 45	20 miles
William P. Hobby Airport	20 miles
Port of Houston	30 miles
George Bush Intercontinental Airport	34 miles
Austin	160 miles
San Antonio	200 miles
Corpus Christi	200 miles
Dallas	260 miles
Laredo	300 miles

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PARK MASTER PLAN



PHASE I AVAILABLE FOR LEASE

Building 1 54,340 S.F. Front-Load

- 60' speed bays
- 52' x 40' columns
- 32' clear height
- ESFR sprinklers
- 19 dock doors
- 130' truck courts
- Visibility from Beltway 8

PHASE II BUILD-TO-SUIT SITE

Building 3 Up to 176,800 S.F. Front-Load

- 60' speed bays
- 52' x 53' columns
- 32' clear height
- ESFR sprinklers
- 36 dock doors
- 130' truck courts
- Visibility from U.S. Highway 90-A

8



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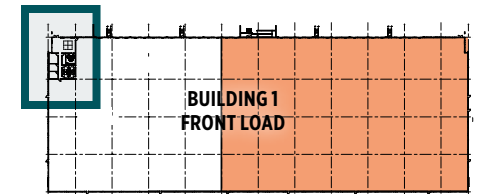
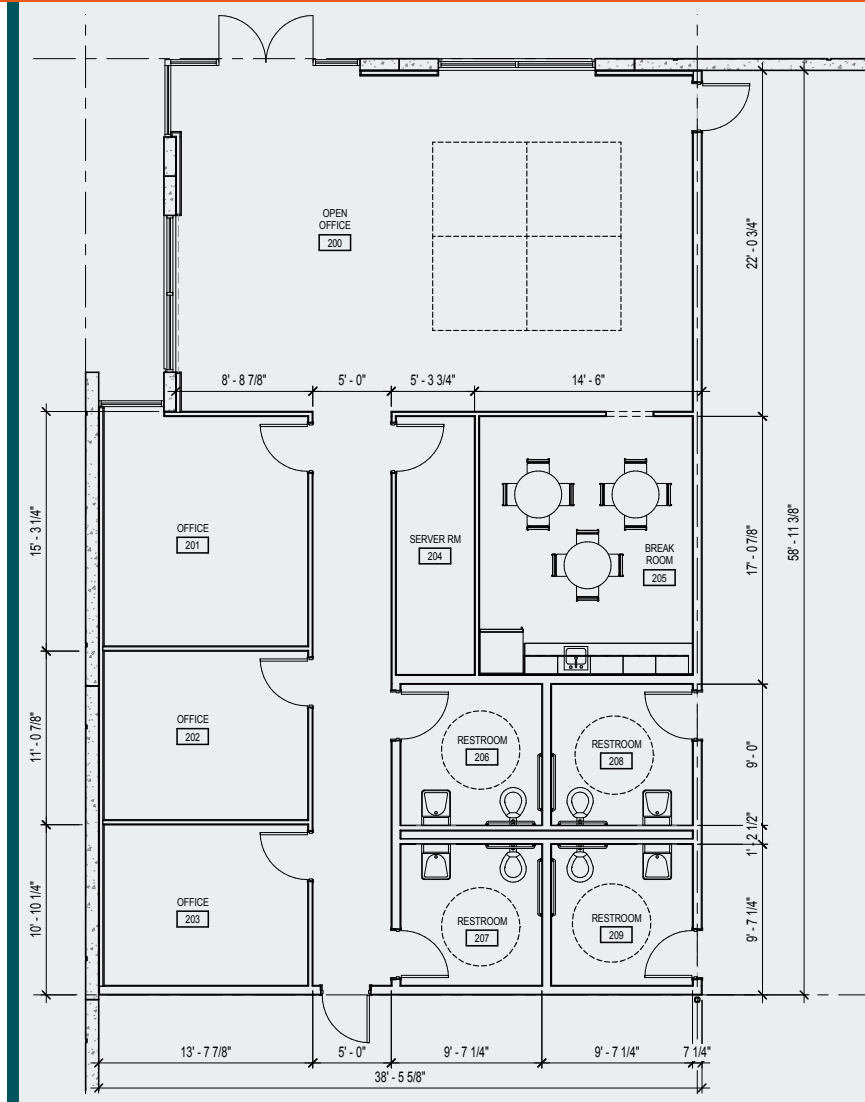
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SPEC OFFICE DETAIL



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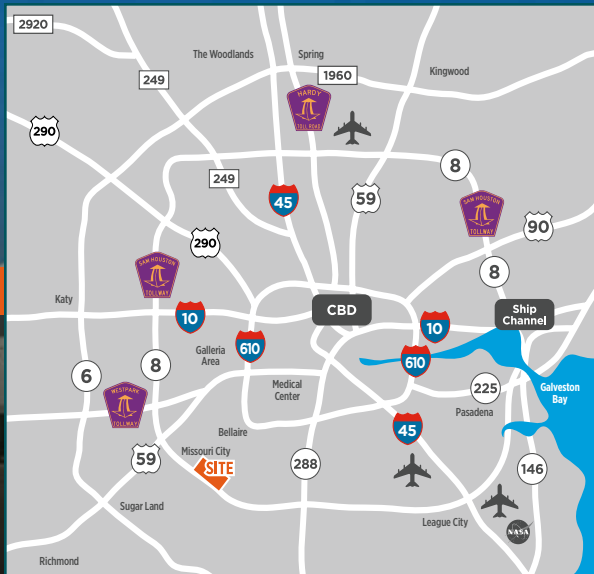


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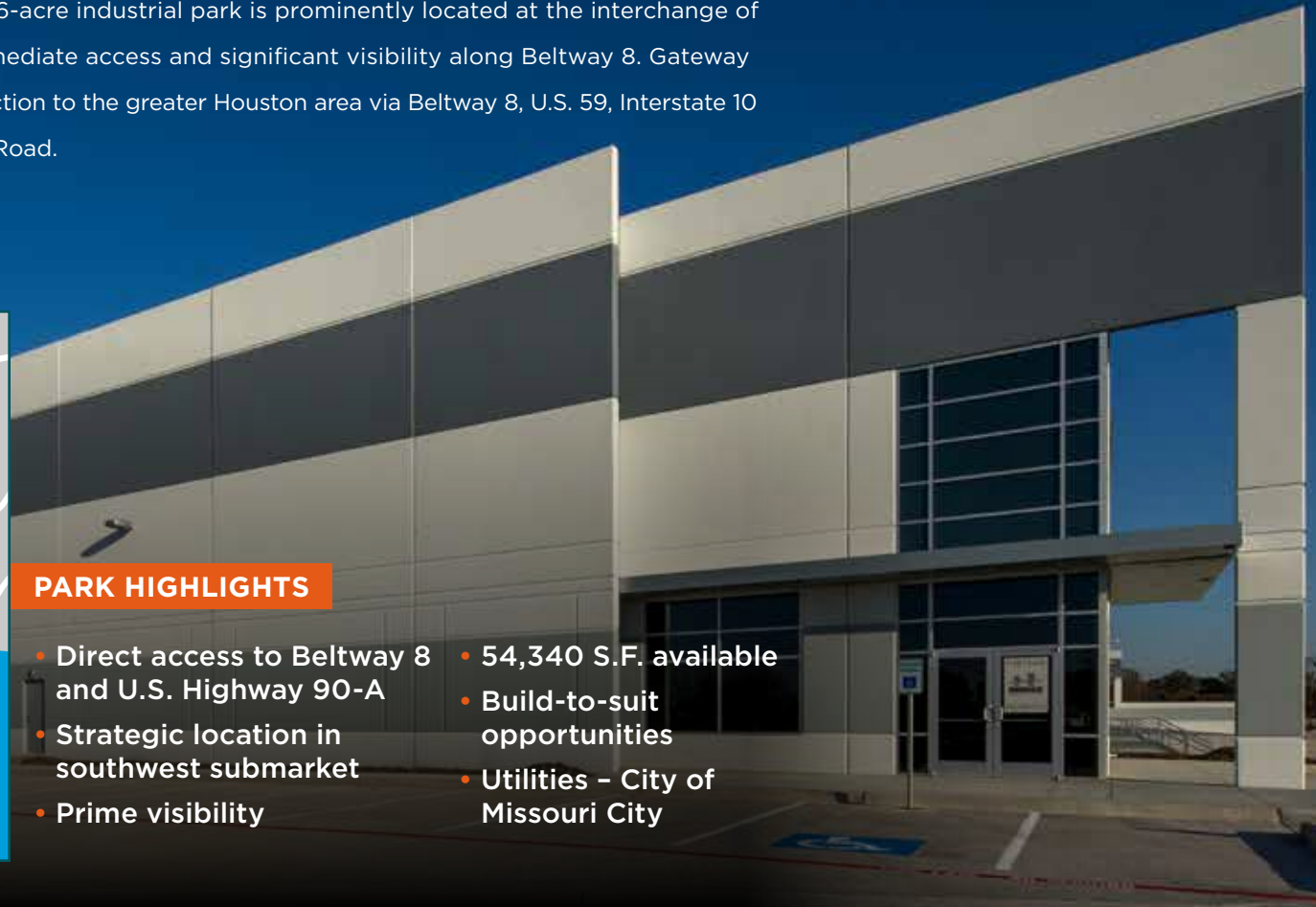
Beltway 8 and U.S. Highway 90-A - Missouri City, Texas
525,800 S.F. Multi-Building Development
54,340 S.F. Available for Lease

Gateway Southwest Industrial Park is a new 525,800 square foot, three-building industrial business park under development by Conor Commercial Real Estate and USAA Real Estate Company. Strategically situated within Houston's growing submarket of Missouri City, Texas, the 36-acre industrial park is prominently located at the interchange of Beltway 8 and U.S. Highway 90-A, providing immediate access and significant visibility along Beltway 8. Gateway Southwest Industrial Park also offers direct connection to the greater Houston area via Beltway 8, U.S. 59, Interstate 10 and the recently opened Fort Bend Parkway Toll Road.



PARK HIGHLIGHTS

- Direct access to Beltway 8 and U.S. Highway 90-A
- Strategic location in southwest submarket
- Prime visibility
- 54,340 S.F. available
- Build-to-suit opportunities
- Utilities - City of Missouri City



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