



For Sale or Lease

± 63,800 SF Crane-Ready Facility on ± 6.75 Acres
18703 Intercontinental Crossing Dr, Houston, TX 77073

 JLL SEE A BRIGHTER WAY

Highlights

Size:	40,260 SF Warehouse 15,540 SF 2-story high-end finish office 8,000 SF covered storage area 63,800 SF Total
Office:	7,920 SF First Floor 7,620 SF Second Floor Office (3,250 SF unfinished)
Lot Size:	6.75 Acres
Construction:	Metal with tilt-wall curtain
Loading:	(6) Oversized Grade Level OH Doors

Configuration:	Side Load
Clear Height:	26'
Power:	3,000 Amp/ 480 volt
Cranes:	Crane-ready for (2) 20-ton & (1) 5-ton OH Bridge Cranes 350' runs extending to outdoor covered storage area 60' bay widths
Column Spacing:	25' x 80'

Building Dimensions:	160' x 350' (inclusive of covered storage area)
Slab:	6" Reinforced concrete slab
Sprinklers:	Automatic Sprinkler System
Warehouse Exhaust Fans:	Yes
Truck Court:	96'
Car Parking:	73 Spaces
Detention:	Offsite Regional

Specialized, Institutional-Quality Asset

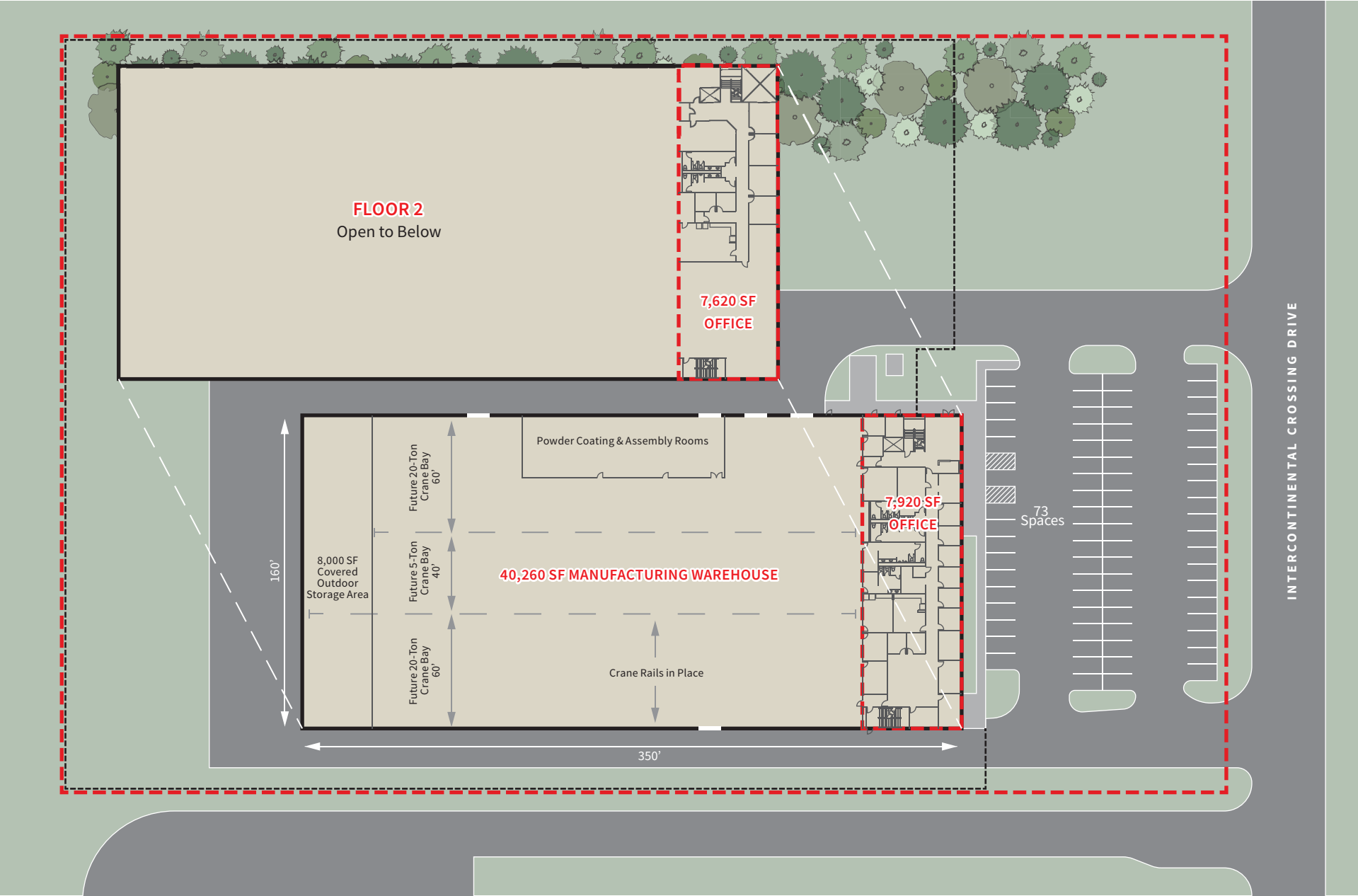
Built in 2019, the property features best-in-class industrial construction with 26' eave heights, 15,540 square foot high-quality, Class AA, two-story office (24.4% finish), capabilities for (2) 20-ton and (1) 5-ton overhead bridge cranes, 73 car parking spaces, and a 8,000 square foot outdoor covered storage area

Irreplaceable Industrial Product Amidst Rising Construction Prices

With the continued rise in construction and land prices, the property would be incredibly expensive to develop. New developments targeting smaller tenants will become more difficult to replicate in the near-term and therefore decrease the amount of new supply coming available, allowing investors to push rent growth in the coming years.



Site Plan



18703 Intercontinental Crossing Dr | Houston, TX 77073

Photos



Photos



Houston Manufacturing Spotlight

Manufacturing is the largest contributor to Houston’s GDP and stands to gain further ground. The last two years have seen significant occupier growth from both advanced manufacturing companies such as: **Samina, Applied Optoelectronics, TAS, and Foxconn,** along with traditional manufacturers like: **GCP Paper, ProEnergy Services, and Electro-Tech Industries.** Advanced manufacturing tenants, particularly in industries such as data center components, semiconductors, energy, and healthcare continue to drive Houston’s industrial market.

Manufacturing Fundamentals	Q1 2026	2025
Net Absorption	-95,740 SF	254,715 SF
Under Construction	765,976 SF	844,916 SF
Deliveries	156,440 SF	639,541 SF
Vacancy	2.4%	2.1%
Availability	6.6%	5.9%

Top trends:

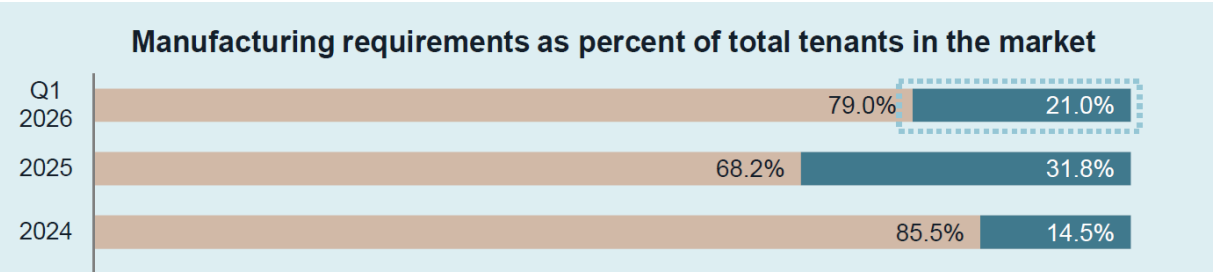
- 1. **New construction:** Houston added two million s.f. of purpose-built manufacturing inventory over the last three years, **82% of which was user owned or build to suit.**
- 2. **Tenants in the market:** The average volume of active manufacturing requirements in Houston **grew eightfold from 2020 to 2026.**
- 3. **Limited supply:** Low availability in manufacturing properties is pushing many **advanced manufacturing users** into **distribution facilities** to secure needed expansion space.

237,000
Manufacturing jobs

7,000+
Manufacturing establishments

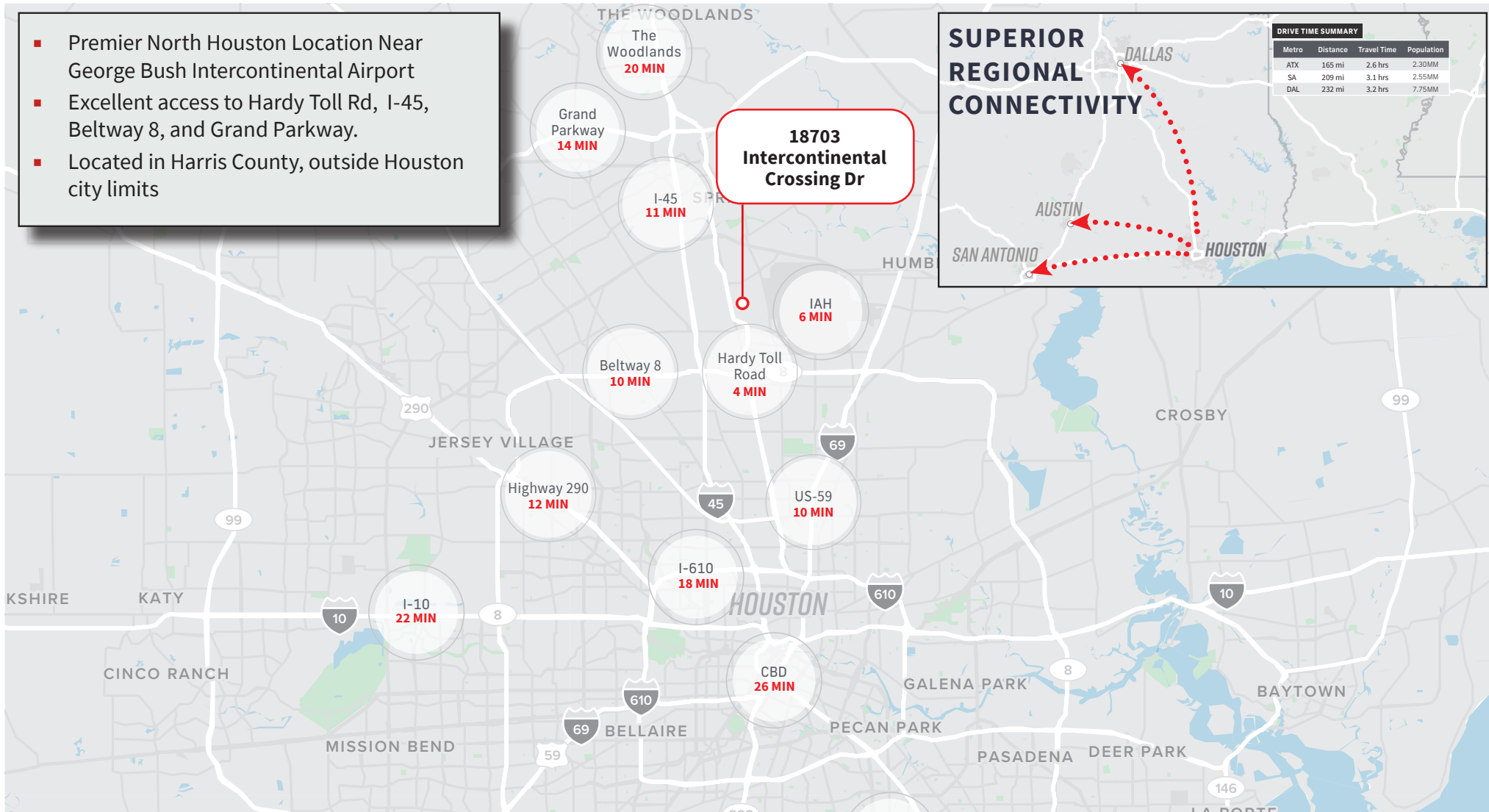
\$126.9 B
2024 Manufacturing GDP

41%
US base petro-chemical mfg.



Location

- Premier North Houston Location Near George Bush Intercontinental Airport
- Excellent access to Hardy Toll Rd, I-45, Beltway 8, and Grand Parkway.
- Located in Harris County, outside Houston city limits



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