

7390 Northcourt

7390 NORTHCOURT ROAD, HOUSTON, TX 77040



SINGLE TENANT
NET LEASED ASSET
THROUGH DEC. 2024



PREFERRED
INSTITUTIONAL
INFILL SUBMARKET



PROXIMITY
TO MAJOR
THOROUGHFARES



IDEAL SITE
FOR FUTURE
E-COMMERCE USE



STRONG
PROPERTY TYPE
FUNDAMENTALS



SIGNIFICANT
BARRIERS
TO ENTRY



INVESTMENT SUMMARY

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase the fee simple interest in 7390 Northcourt (the “Property”), a 139,500 SF single tenant industrial facility that is 100% leased to Crawford Electric Supply Co. in Houston, TX. The Property is located in the highly desirable Northwest submarket and offers a high quality gated facility with quick access to Highway 290 and the Sam Houston Tollway. The Property is leased to Crawford Electric Supply, Co. a Houston based electrical equipment supplier and distributor who recently extended the lease term for an additional three year period. 7390 Northcourt offers investors the opportunity to acquire a high quality asset in a land constrained location that has the flexibility to cater to a wide variety of tenants looking for a marquee facility including e-commerce.

PROPERTY OVERVIEW

STREET ADDRESS	7390 Northcourt Road, Houston, TX 77040
COUNTY	Harris
Tenant	Crawford Electric Supply, Co.
WALT	4.0 Years
Occupancy:	100%
Net Rentable Area	139,500 SF
Year Built:	2006 / 2014 (Expansion)
Rentable Parking Spaces:	198 Spaces
Parking Ratio:	1.42 per 1000 SF
Percent Office:	9.28%





SINGLE TENANT NET LEASED ASSET

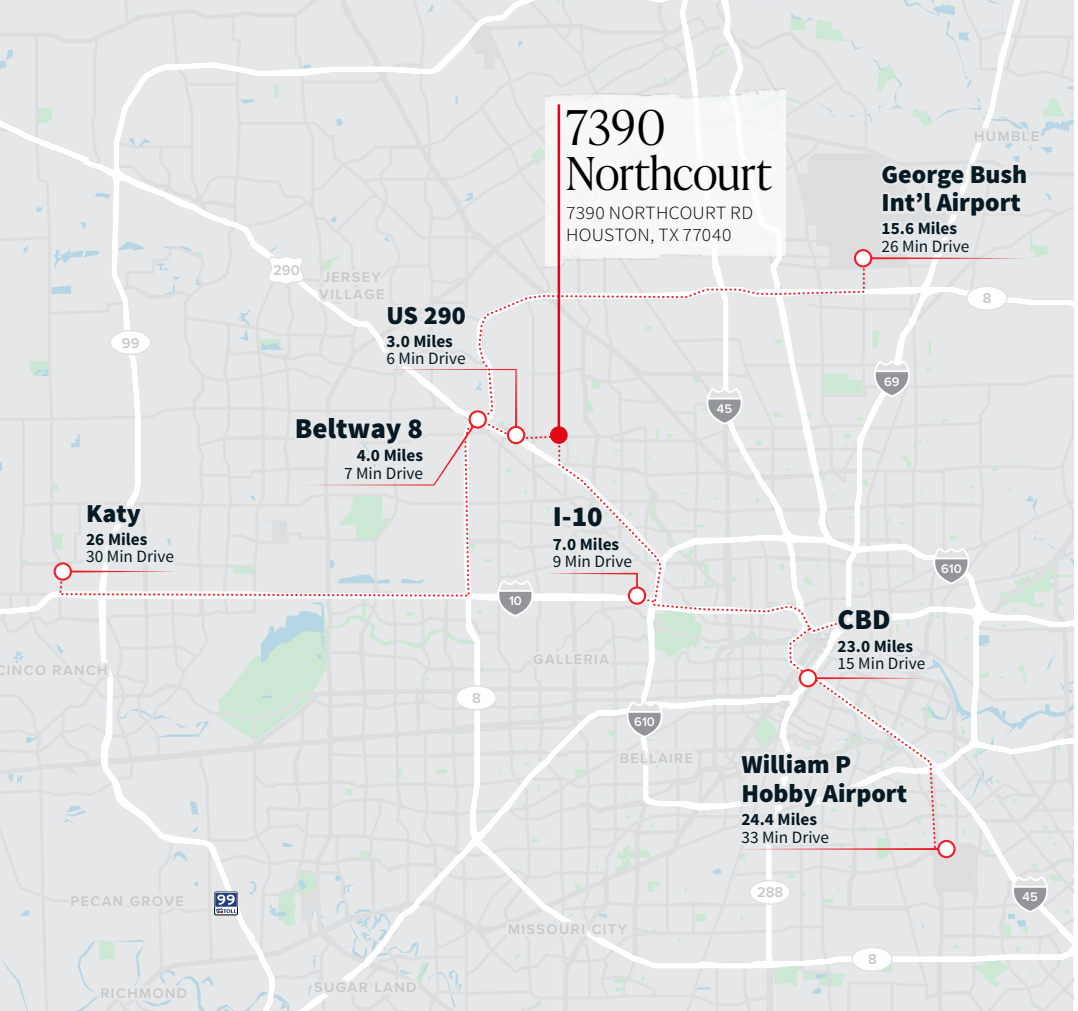
7390 Northcourt is 100% leased to Crawford Electric, a subsidiary of the world's largest privately owned electrical distributor, through December 2024. With a NNN lease in-place, the landlord retains minimal management responsibilities and guaranteed income for 4 years.



PREFERRED INSTITUTIONAL INFILL SUBMARKET

Far and away the largest submarket in Houston with over 150 million square feet of industrial product, the Northwest submarket is the primary distribution submarket in the city. 7390 Northcourt is ideally located for a wide variety of tenants due to its city-wide and regional connectivity via the George Bush International Airport as well as Highway 290, the Sam Houston Tollway, I-10 and I-45. Additionally, with a location inside of Beltway 8, the Property is poised to continue its strong performance with a lack of surrounding land for future development.





INVESTMENT HIGHLIGHTS



PROXIMITY TO MAJOR THOROUGHFARES

Located less than a mile away from Highway 290, the Property is ideally situated between Houston's inner and outer loops, Loop 610 (5.25 miles) and the Sam Houston Tollway (3.10 miles), providing unparalleled access to Houston's highway infrastructure.

DRIVE TIMES	U.S. 290	3 Minutes
	INTERSTATE 10	9 Minutes
	BELTWAY 8	7 Minutes
	DOWNTOWN	15 Minutes
	KATY	24 Minutes
	GEORGE BUSH INTERNATIONAL AIRPORT	26 Minutes
	WILLIAM P HOBBY AIRPORT	26 Minutes



IDEAL SITE FOR FUTURE E-COMMERCE USE

Given its infill location and high parking ratio, the property would be an ideal candidate for last-mile distribution tenants. Additionally, in the event that the current tenant does not renew, ownership could add nearly 100 additional parking spaces in-place of the current outside storage area as well as the landscaping on the building's South side. In total it is possible to achieve a parking ratio in excess of 2 per 1,000 SF, a feature which would help differentiate the Property from competitors in the market.



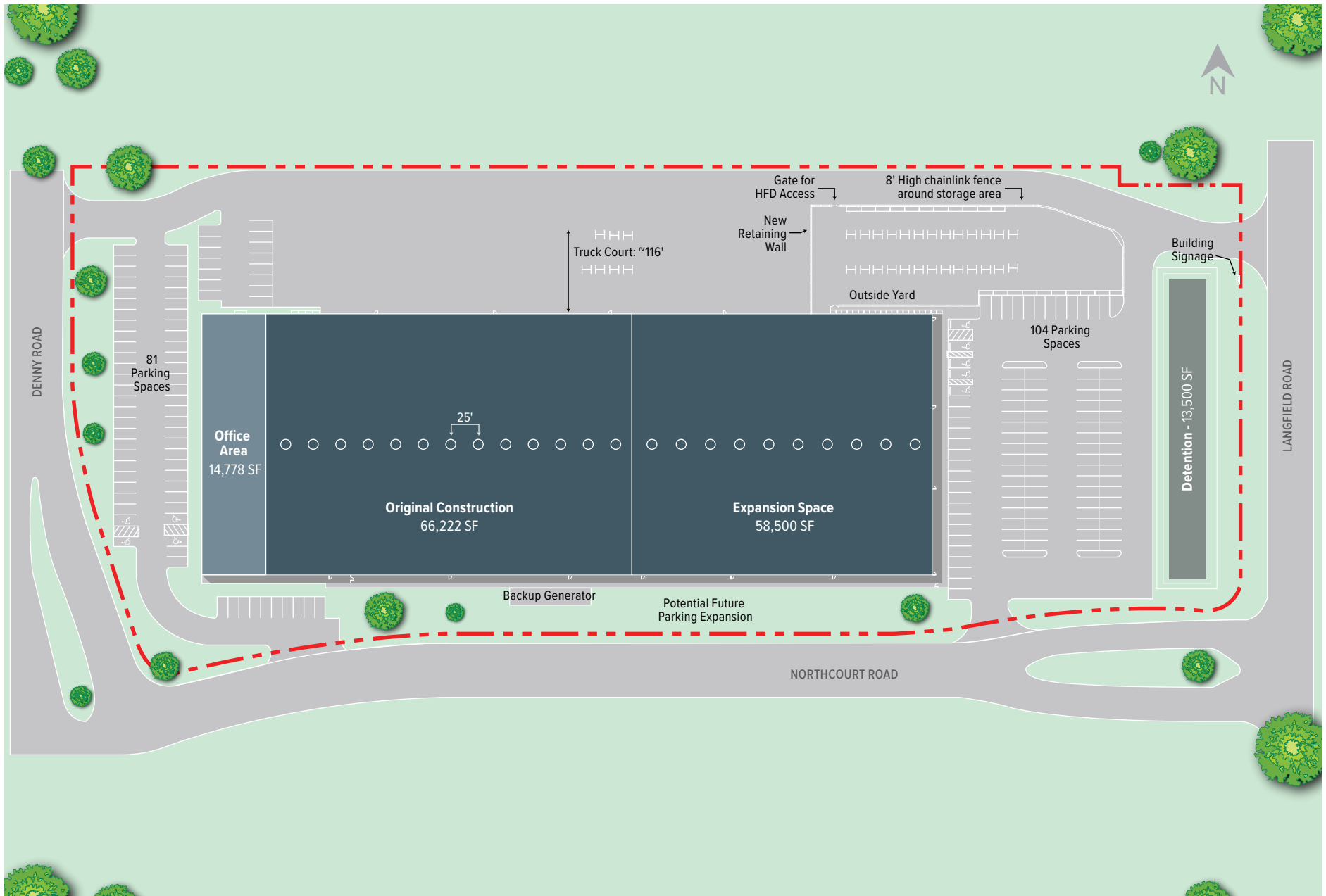
STRONG PROPERTY TYPE FUNDAMENTALS

Single tenant properties have consistently outperformed the market and over the last 10-years have displayed an average occupancy of 96.4%. As of Q3 2020, the average single tenant industrial occupancy in the Northwest submarket is 93.7%.



SIGNIFICANT BARRIERS TO ENTRY

Due to Houston’s growing population, rising land costs and limited zoning policy, industrial development inside the Beltway (Houston’s outer loop) has largely become cost prohibitive as developers are unable to compete with higher density users such as multifamily developers. As a result, 7390 Northcourt lies within a well-located and supply constrained micro-market which will allow it to maintain its status as one of the highest quality industrial distribution assets inside the Beltway.





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 7390 NORTH COURT RD
 HOUSTON, TX 77040

information

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