



# Port of Houston Class A

## INDUSTRIAL PORTFOLIO

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100% Leased, Newly Constructed, 3-Building Class A Industrial Portfolio  
738,701 Square Feet with 5.9 Year WALT

BAYPORT NORTH LOGISTICS CENTER I

BAYPORT NORTH LOGISTICS CENTER II

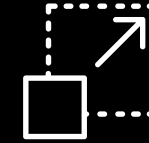
UNDERWOOD PORT LOGISTICS CENTER



# Investment Summary

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase the fee simple interest in the **Port of Houston Class A Industrial Portfolio** (the “Property”), three single-tenant buildings totaling 738,701 square feet in southeast Houston. The offering includes one front-load building and two cross-dock buildings, all 100% leased to three tenants with an average remaining lease term of 5.9 years. These best-in-class assets offer the opportunity to capitalize on the continued growth in the Port of Houston while benefiting from a secure, stable cash flow and upside via a mark-to-market opportunity at expiration as rents are 9.4% below market.

	BAYPORT NORTH LOGISTICS CENTER I	BAYPORT NORTH LOGISTICS CENTER II	UNDERWOOD PORT LOGISTICS CENTER	TOTAL/AVERAGES
ADDRESS:	9701 New Decade Pasadena, TX 77507	4100 Malone Pasadena, TX 77507	4600 Underwood Deer Park, TX 77571	
SIZE (SF):	102,863 SF	233,190 SF	402,648 SF	<b>738,701 SF</b>
OCCUPANCY:	100%	100%	100%	<b>100%</b>
LOADING CONFIGURATION:	Front-Load	Cross-Dock	Cross-Dock	<b>1 FL, 2 CD</b>
LAND AREA:	5.7 Acres	14.9 Acres	24.0 Acres	<b>44.6 Acres</b>
YEAR BUILT:	2019	2019	2019	<b>2019</b>
CLEAR HEIGHT:	30'	32'	36'	<b>30'-36'</b>



**ACCESS TO SCALE IN A CORE INDUSTRIAL SUBMARKET**



**IRREPLACEABLE, INSTITUTIONAL CLASS-A PRODUCT**



**STRATEGIC LOCATION WITH KEY ACCESS TO BARBOURS CUT & BAYPORT CONTAINER TERMINALS**



**PROXIMITY TO CRITICAL OPERATIONS/ LOCATIONS**



**FAVORABLE MARKET FUNDAMENTALS**



**PETROCHEMICAL HUB OF THE UNITED STATES**

# Investment Highlights



## ACCESS TO SCALE IN A CORE INDUSTRIAL SUBMARKET

The Port of Houston Class A Industrial Portfolio represents a unique opportunity for investors to plant a flag in Houston. The Properties check the boxes for core, stabilized industrial product with strong cash flow, diversified building sizes, and a healthy weighted average lease term of 5.9 years with staggered rollover.



## STRATEGIC LOCATION WITH KEY ACCESS TO BARBOURS CUT AND BAYPORT CONTAINER TERMINALS

The Port of Houston Class A Industrial Portfolio is strategically located in Houston's southeast industrial submarket just 6 miles from the Port of Houston, a 25-mile long development servicing 8,200 vessels and 215,000 barges each year, that is currently experiencing double-digit annual growth in container volume year over year. The Port of Houston continues to make strategic capital investments that will enhance the Port's waterway, terminal, road, rail and industrial property infrastructure to create the most efficient, productive, and cost-effective system possible.



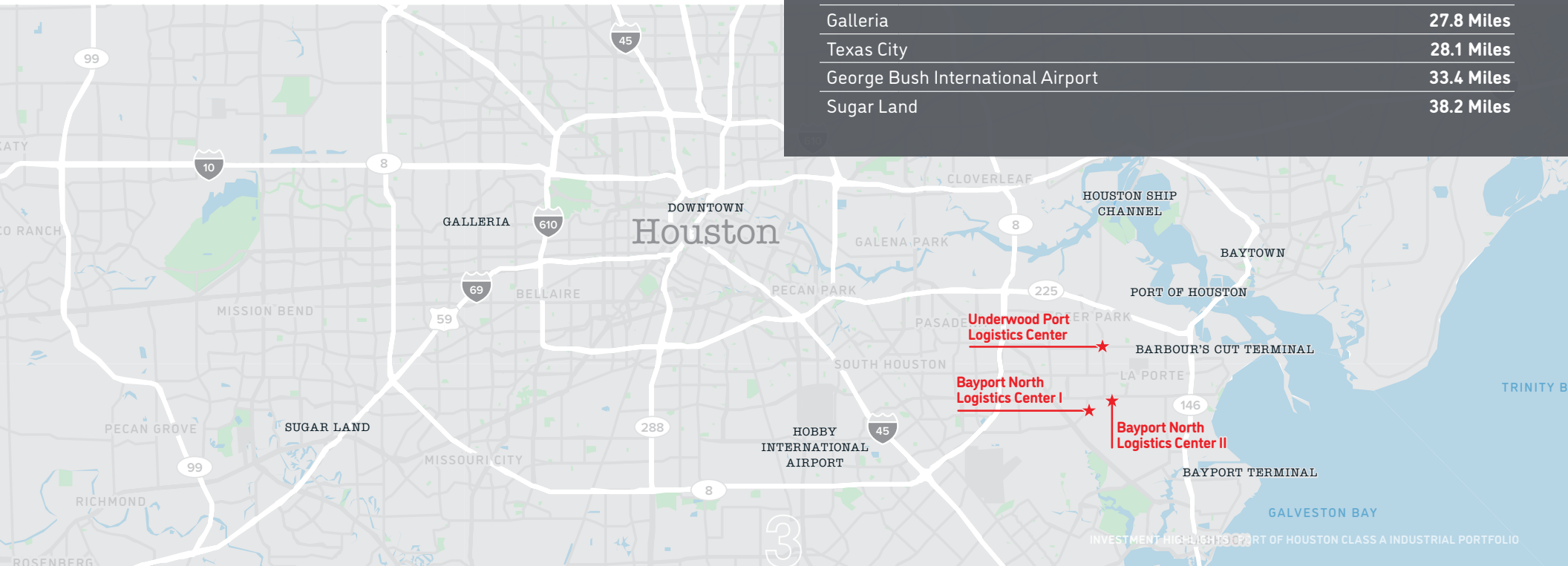
## IRREPLACEABLE, INSTITUTIONAL CLASS-A PRODUCT

Developed in 2019, the Properties consist of three institutional-quality, Class-A industrial buildings with 30'-36' clear heights, 180' truck courts, and ample trailer parking. With the rising costs of land in the immediate area, and Houston in general, coupled with rising construction costs and more stringent detention requirements, the Properties would be incredibly expensive to reproduce.



## PROXIMITY TO CRITICAL OPERATIONS/LOCATIONS

Beltway 8	4.3 Miles
Barbour's Cut Container Terminal	6.0 Miles
Bayport Container Terminal	9.4 Miles
Baytown	10.5 Miles
Hobby International Airport	15.5 Miles
Interstate 10	18.2 Miles
Downtown	23.0 Miles
Galleria	27.8 Miles
Texas City	28.1 Miles
George Bush International Airport	33.4 Miles
Sugar Land	38.2 Miles





# Bayport North Logistics Center I & II Aerial



HOUSTON SHIP CHANNEL

GALVESTON BAY

BARBOURS CUT TERMINAL

Underwood Port Logistics Center  
1-Mile



**BAYPORT NORTH DISTRIBUTION CENTER I**  
 • 100% Leased  
 • International Distribution Corporation, Supply Chain Management



**CARSON BAYPORT 3 I-1 (4033 MALONE)**  
 • 100% Leased  
 • Palmer Logistics



**CARSON BAYPORT I-2**  
 • 100% Leased  
 • Plastipak



**CARSON BAYPORT 3 I-3 (4111 MALONE)**  
 • 100% Leased  
 • Palmer Logistics



**BAYPORT NORTH DISTRIBUTION CENTER II**  
 • 100% Leased  
 • STG Logistics



**CARSON BAYPORT 3 I-4 (4311 MALONE)**  
 • 100% Leased  
 • Palmer Logistics

Bayport North Logistics Center II



**BAYPORT NORTH INDUSTRIAL PARK**  
 • 100% Leased  
 • China Manufacturers Alliance, Triton Cargo Logistics



**BAYPORT DISTRIBUTION CENTER II**  
 • 100% Leased  
 • Cadeco, American Cross-Dock

W FAIRMONT PARKWAY

NEW CENTURY DRIVE

Bayport North Logistics Center I

UNDERWOOD ROAD



**BAYPORT DISTRIBUTION CENTER**  
 • 100% Leased  
 • Packwell



# Underwood Port Logistics Center Aerial



GALVESTON BAY

INTERPORT I & II

INDUSTRIAL  
DISTRIBUTION CORP

BAYPORT NORTH  
INDUSTRIAL PARK



LA PORTE

PORT CROSSING  
COMMERCE CENTER

LA PORTE  
MUNICIPAL AIRPORT

Bayport North  
Logistics Center  
I & II

SPENCER HIGHWAY

Underwood Port  
Logistics Center

UNDERWOOD ROAD



# Bayport North Logistics Center I

## SITE DESCRIPTION

PROPERTY NAME	Bayport North Logistics Center I
LOCATION	9701 New Decade, Pasadena, TX 77507
RENTABLE SQUARE FOOTAGE	102,863 SF
OCCUPANCY	100%
YEAR BUILT	2019
NUMBER OF TENANTS	1
LOADING CONFIGURATION	Front-Load
LOADING DOCKS	21
LAND AREA	5.7 Acres
OFFICE AREA	2,500 SF
CLEAR HEIGHT	30'
BUILDING DEPTH	180'
TRUCK COURT	180'
COLUMN SPACING	52' x 60'
FLOOD ZONE	Zone X*
TRAILER PARKING	42 Spaces
CAR PARKING	43 Spaces (Includes 4 Handicap Spaces)

## CONSTRUCTION

FOUNDATION	6" (3,000 psi)
EXTERIOR WALLS	Tilt-Wall
ROOF	TPO - 45mil
ROOF WARRANTY EXPIRATION	9/24/34

### INTERIOR FINISHES

FLOORS	Carpet/VCT
CEILINGS	10' A.F.F. (2'x2' ceiling tiles with 2'x4' lights)
LIGHTING	2x4 LED (4000 Lumen)

## MECHANICAL

ELECTRICAL	500 kvA
SPRINKLERS	ESFR
EXTERIOR LIGHTING	LED Flood Lights





# Bayport North Logistics Center II

## SITE DESCRIPTION

PROPERTY NAME	Bayport North Logistics Center II
LOCATION	4100 Malone, Pasadena, TX 77507
RENTABLE SQUARE FOOTAGE	233,190 SF
OCCUPANCY	100%
YEAR BUILT	2019
NUMBER OF TENANTS	1
LOADING CONFIGURATION	Cross-Dock
LOADING DOCKS	55
LAND AREA	14.9 Acres
OFFICE AREA	3,317 SF
CLEAR HEIGHT	32'
BUILDING DEPTH	360'
TRUCK COURT	180'
COLUMN SPACING	48' x 52'
FLOOD ZONE	Zone X*
TRAILER PARKING	98 Spaces
CAR PARKING	116 Spaces (Includes 8 Handicap Spaces)

## CONSTRUCTION

FOUNDATION	6"(3,000 psi)
EXTERIOR WALLS	Tilt-Wall
ROOF	TPO - 45mil
ROOF WARRANTY EXPIRATION	10/2/34

### INTERIOR FINISHES

FLOORS	Carpet/VCT
CEILINGS	10' A.F.F. (2'x2' ceiling tiles with 2'x4' lights)
LIGHTING	2x4 LED (4000 Lumen)

## MECHANICAL

ELECTRICAL	1,500 kvA
SPRINKLERS	ESFR
EXTERIOR LIGHTING	LED Flood Lights





# Underwood Port Logistics Center

## SITE DESCRIPTION

PROPERTY NAME	Underwood Port Logistics Center
LOCATION	4600 Underwood, Deer Park, TX 77571
RENTABLE SQUARE FOOTAGE	402,648 SF
OCCUPANCY	100%
YEAR BUILT	2019
NUMBER OF TENANTS	1
LOADING CONFIGURATION	Cross-Dock
LOADING DOCKS	102
LAND AREA	24.0 Acres
OFFICE AREA	3,302 SF
CLEAR HEIGHT	36'
BUILDING DEPTH	410'
TRUCK COURT	180'
COLUMN SPACING	52' x 46'-8"
FLOOD ZONE	Zone X
TRAILER PARKING	122 Spaces
CAR PARKING	240 Spaces (Includes 8 Handicap Spaces)

## CONSTRUCTION

FOUNDATION	6" (3,000 psi)
EXTERIOR WALLS	Tilt-Wall
ROOF	TPO - 60mil
ROOF WARRANTY EXPIRATION	4/2/39

### INTERIOR FINISHES

FLOORS	Carpet/VCT
CEILINGS	10' A.F.F. (2'x2' ceiling tiles with 2'x4' lights)
LIGHTING	2x4 LED (4000 Lumen)

## MECHANICAL

ELECTRICAL	4,000 amp
SPRINKLERS	ESFR
EXTERIOR LIGHTING	LED Flood Lights







# Port of Houston Class A

INDUSTRIAL PORTFOLIO





## Contact Information

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