

# CLAYMOORE NORTHWEST PORTFOLIO



1,397,900 SF | 10 BUILDINGS | 100% OCCUPIED | 3.7 YEARS OF WALT

*INFILL LOCATION PROXIMATE TO BELTWAY 8 AND HIGHWAY 290  
SIGNIFICANT MARK-TO-MARKET OPPORTUNITY UPON TENANT EXPIRATION*



Irreplaceable, Infill Location at the Heart of Houston's Population Center



Institutionally Preferred Submarket Surrounded by Best-In-Class Ownership



Highly Accessible Locations Proximate to Houston's Most Desirable Industrial Thoroughfares



Exceptional Ingress & Egress



Institutionally Maintained Product with Value-Add Upside via Significant Mark-to-Market



Diverse Rent Roll with Committed Tenancy

# THE OFFERING

Jones Lang LaSalle (“JLL”) and Transwestern on behalf of Ownership, are pleased to offer for sale the Claymoore Northwest Portfolio (“the Portfolio”), a 1,397,900 square foot, 10 building business park located proximate to Beltway 8 and Highway 290 in the Northwest industrial submarket of Houston, TX. The Portfolio is 100% occupied to 21 tenants with 3.7 years of weighted average lease term.

The Portfolio features a diverse range of site plans with front-load and cross-dock configurations and suite sizes ranging from 12,375 square feet to 275,600 square feet. 73% of the Portfolio’s suites are sub 50,000 square feet catering to a growing tenancy base insulated from Houston’s development pipeline. Located on a total of 70.49 acres, the Portfolio consists of 8 buildings directly accessible to Beltway 8 via Clay Road (“Claymoore I, II, & III”) and 2 buildings located with frontage on Highway 290 (“West by Northwest”).

The Portfolio’s infill Northwest Houston location with easy access to Beltway 8, Highway 290, and Interstate 10 is the “Main-and-Main” destination for Houston industrial tenants serving the dense population and growth in Northwest Houston. This is exemplified by the Portfolio’s weighted average tenure of 11.9 years and the surrounding quality of tenancy and ownership in the area (which includes Amazon, Office Depot, Home Depot, Prologis, LINK, & Clarion).

With an 20%+ average mark-to-market upon tenant expiration, new ownership has the value-add opportunity to acquire a Portfolio of infill, mission-critical assets and capitalize on the robust rent growth occurring in the Houston industrial market.

	CLAYMOORE I, II, & III	WEST BY NORTHWEST
<b>Size</b>	1,019,000	378,900
<b>Occupancy</b>	100%	100%
<b># of Buildings</b>	8	2
<b>WALT</b>	3.3 Years	4.8 Years
<b>Mark-to-Market Opportunity at Expiration</b>	20%+	18%+
<b>Clear Heights</b>	18' - 24'	24'
<b>Year Built</b>	1996 - 2000	1999
<b>Land Area</b>	50.72 Acres	19.76 Acres
<b>Office Finish</b>	9%	26%
<b># of Tenants</b>	17	4
<b>Parking</b>	960 Spaces	746 Spaces
<b>Loading Configuration</b>	Cross-Dock & Front-Load	Cross-Dock & Front-Load

## PORTFOLIO SUMMARY

**1,397,900**

Size (sf)

**100%**

Occupancy

**10**

Buildings

**3.7 Years**

WALT

**20%+**

Mark-to-Market Opportunity at Expiration

**Northwest**

Submarket

**18' - 24'**

Clear Heights

**1996 - 2000**

Year Built

**70.49 Acres**

Land Area

**14%**

Office Finish %

**21**

Tenants

**1,706 Spaces**

Parking

**Cross-Dock & Front-Load**

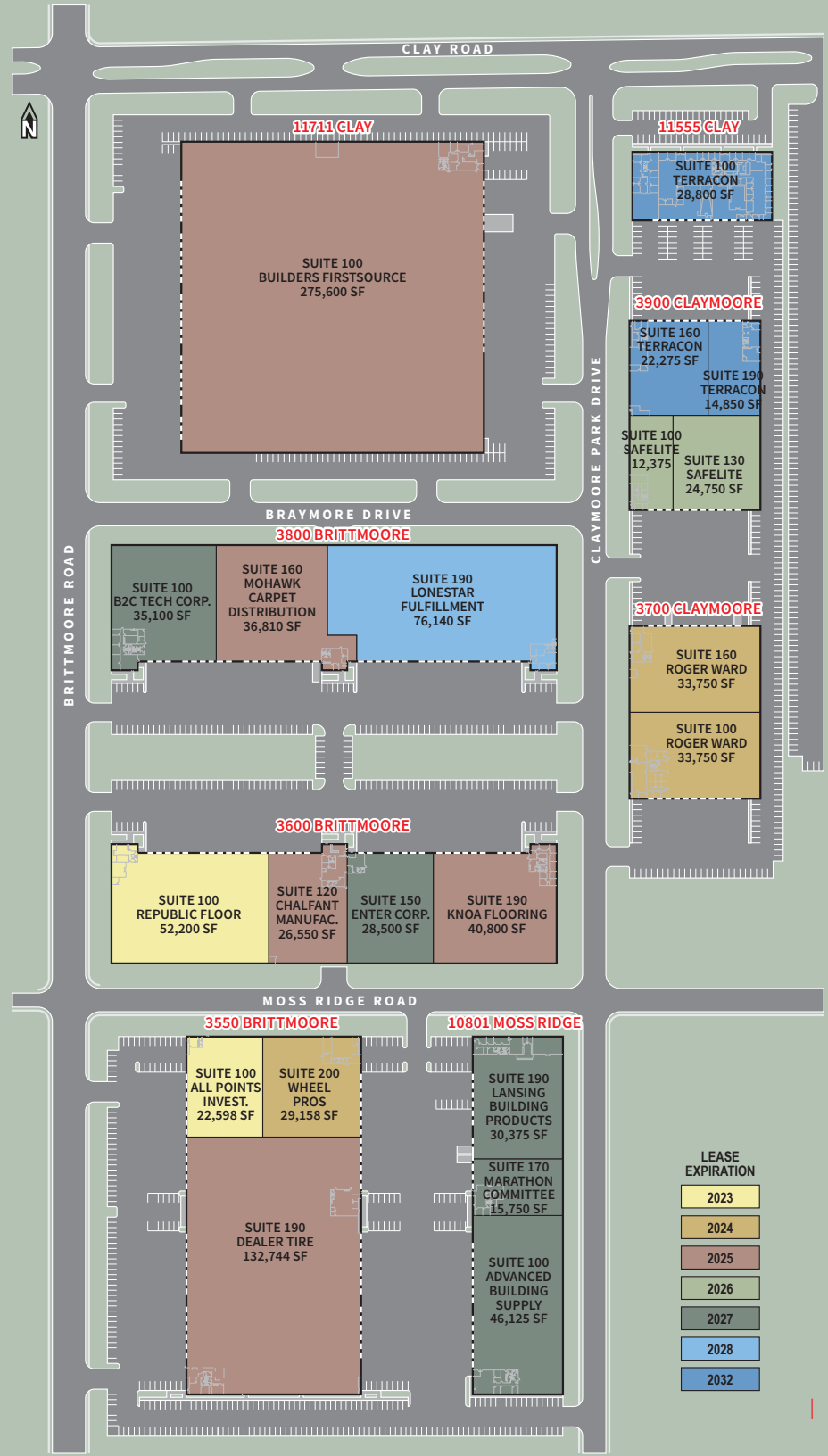
Loading Configuration



# MASTER SITE PLAN CLAYMOORE I, II, & III



LONESTAR FULFILLMENT  
3800 BRITTMOORE, STE. 190



# MASTER SITE PLAN WEST BY NORTHWEST





# IRREPLACEABLE, INFILL LOCATION LOCATED AT THE HEART OF HOUSTON'S POPULATION CENTER



THE GALLERIA



MEMORIAL CITY MALL

CITY CENTRE



SPRING BRANCH



CLAYMOORE I, II, & III

10801 MOSS RIDGE RD



3700 CLAYMOORE PARK DR



3550 BRITTMOORE RD



11555 CLAY RD

3600 BRITTMOORE RD

3900 CLAYMOORE PARK DR

3800 BRITTMOORE RD

11711 CLAY RD



# INSTITUTIONALLY PREFERRED SUBMARKET SURROUNDED BY BEST-IN-CLASS OWNERSHIP



JERSEY VILLAGE

 PROLOGIS®

 PROLOGIS®

 IRON MOUNTAIN®

BELTWAY 8

 PROLOGIS®

 PROLOGIS®

 LINK

**WEST BY NORTHWEST**

**Office DEPOT**

 PROLOGIS®

290

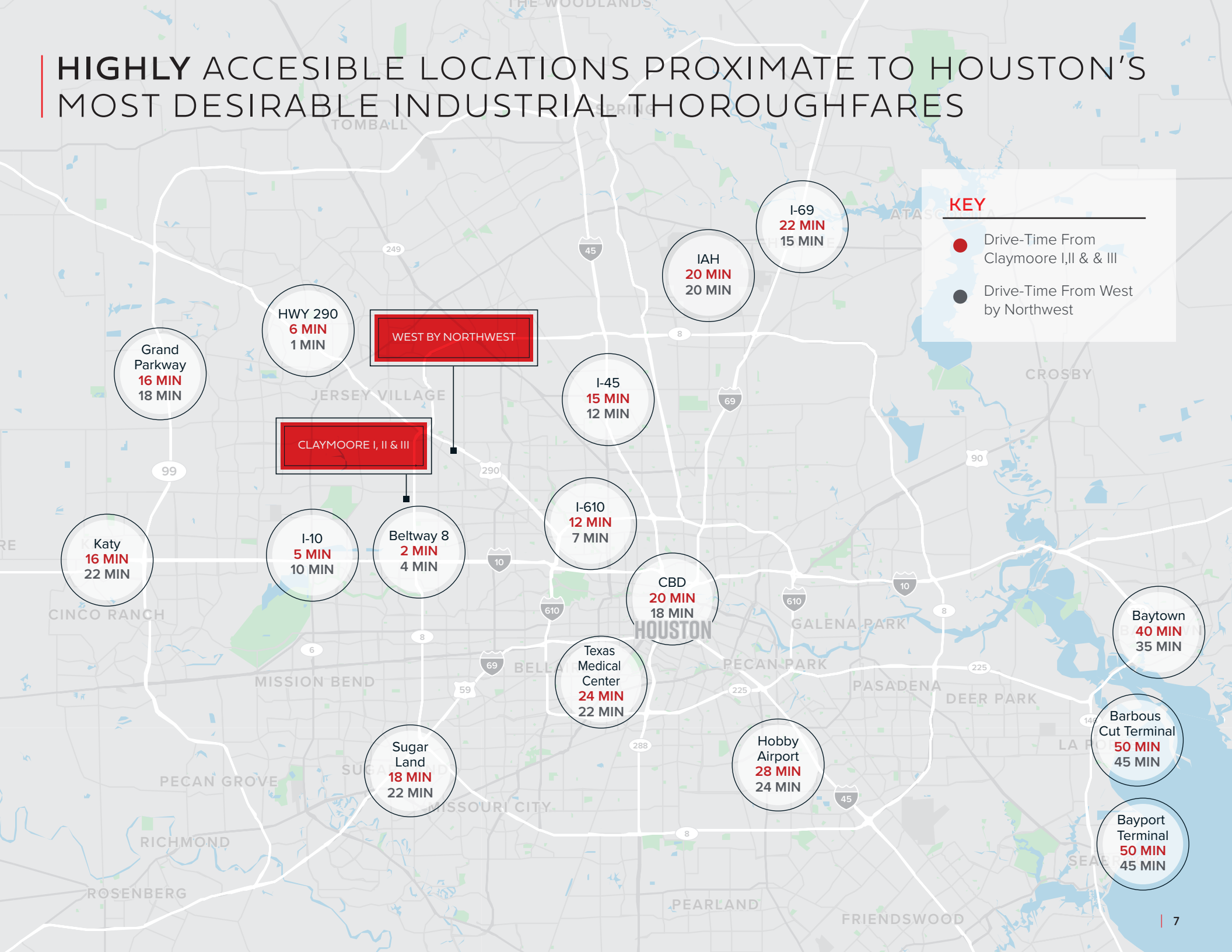
 AGELLAN  
COMMERCIAL REIT

**9830 ROSPRIM ST**

**6315 WEST BY NORTHWEST BLVD**



# HIGHLY ACCESSIBLE LOCATIONS PROXIMATE TO HOUSTON'S MOST DESIRABLE INDUSTRIAL THOROUGHFARES

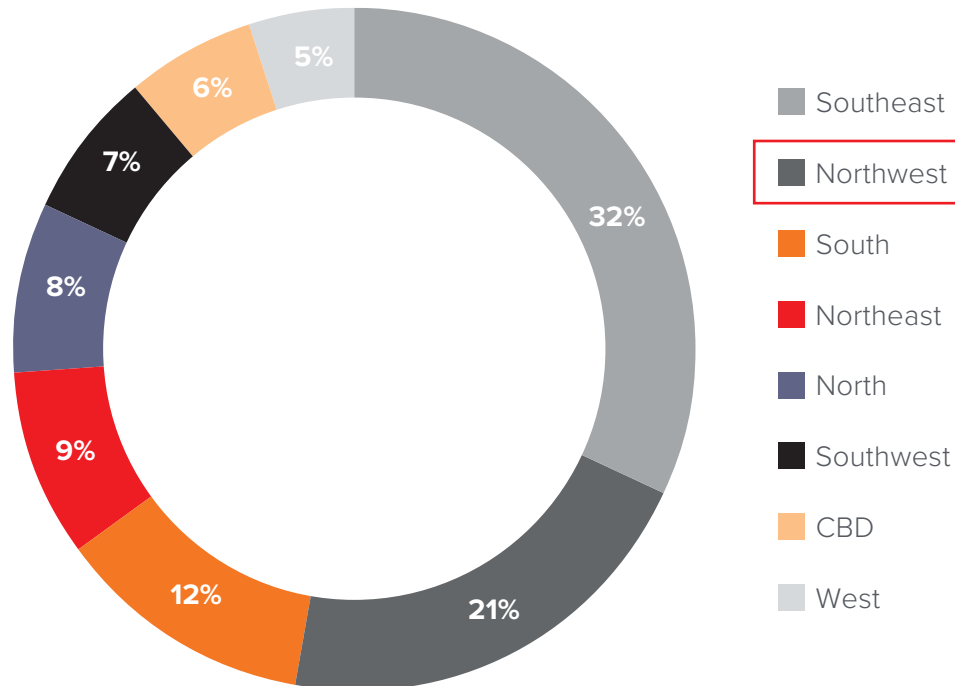


# ROBUST LEASING VELOCITY AND HEALTHY FUNDAMENTALS

## Q3 2022 HIGHLIGHTS

- » The pace of leasing activity continued, with strong competition for space driving 11.4 million s.f. in Q3 deal volume.
- » Net absorption climbed to 21.6 million s.f. year-to-date following the 7.1 million s.f. of occupancy gains this quarter.
- » At 6.4%, vacancy remained 200 basis points below Q3 2021.
- » The Houston industrial market saw 13.4% rent growth in 2021 and 12.0% rent growth in 2022 according to Green Street research.

## LEASING ACTIVITY BY SUBMARKET QTD

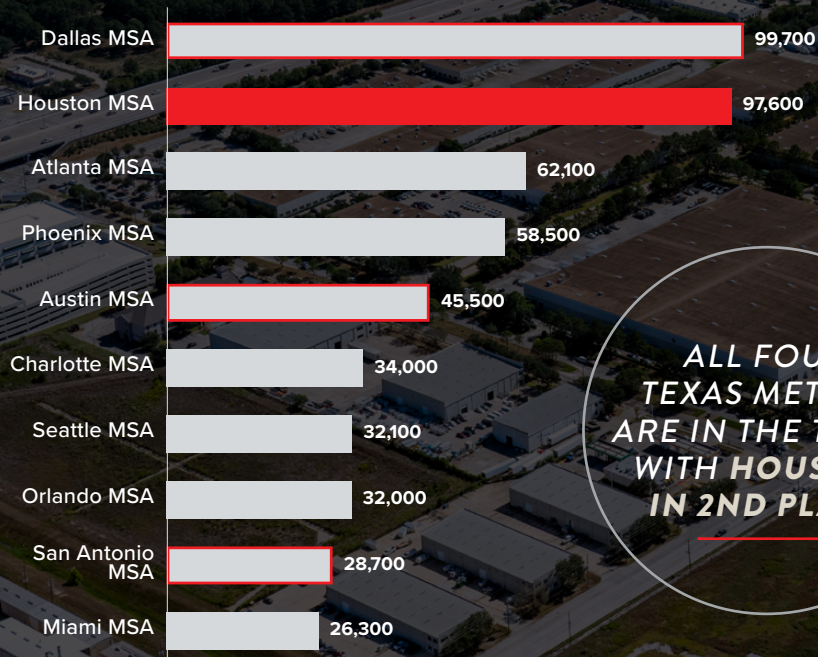




# DISTRIBUTION LOCATION WITHIN REACH OF 25 MILLION RESIDENTS

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Portfolio's tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area. The Dallas-Fort Worth, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest mega-region in North America. The Texas Triangle megalopolis' \$1.32 trillion in economic output would rank among the world's 15 largest economies.

TOP 10 US METROS FOR ESTIMATED POPULATION GROWTH IN 2022



ALL FOUR TEXAS METROS ARE IN THE TOP 10 WITH HOUSTON IN 2ND PLACE

25 MILLION WITHIN 5 HOURS





# PROPERTY DESCRIPTIONS

## SUMMARY

## CLAYMOORE I & II

	3700 Claymoore	3900 Claymoore	11555 Clay Rd	3800 Brittmoore Rd	3600 Brittmoore Rd
<b>Address</b>	3700 Claymoore	3900 Claymoore	11555 Clay Rd	3800 Brittmoore Rd	3600 Brittmoore Rd
<b>Size (SF)</b>	67,500	74,250	28,800	148,050	148,050
<b>Occupancy</b>	100%	100%	100%	100%	100%
<b>Loading Configuration</b>	Front Load	Front Load	Front Load	Front Load	Front Load
<b>Land Area</b>	3.41 Acres	3.41 Acres	2.57 Acres	7.35 Acres	7.35 Acres
<b>Year Built</b>	1998	1998	1998	1996	1996
<b>Clear Height</b>	24'	24'	18'	24'	24'
<b>WALT</b>	1.7 Years	6.5 Years	9.3 Years	4.3 Years	2.3 Years
<b>Office Finish %</b>	11%	22%	85%	5%	7%
<b>Truck Court</b>	136' - 199' (Shared)	172.5' (Shared) - 199' (Shared)	172.5' (Shared)	125'	125'
<b>Column Spacing</b>	45' x 45'	45' x 45'	45' x 45'	38' x 45'	38' x 45'
<b>Car Parking</b>	75 Spaces	45 Spaces	100 Spaces	175 Spaces	160 Spaces
<b># of Tenants</b>	1	2	1	3	4
<b>Dock Doors</b>	17	11	11	35	35
<b>Drive In Doors</b>	4	2	2	2	3
<b>Coverage Ratio</b>	45.4%	50.0%	25.8%	46.3%	46.3%
<b>Building Dimensions</b>	225' x 300'	225' x 330'	225' x 120'	765' x 190'	765' x 190'

## CONSTRUCTION

<b>Exterior Walls</b>	Concrete tilt wall	Concrete tilt wall	Masonry	Concrete tilt wall	Concrete tilt wall
<b>Roof Type</b>	Gravel Ballasted built-up	Gravel Ballasted built-up	Gravel Ballasted built-up	Gravel Ballasted built-up	Gravel Ballasted built-up

## MECHANICAL

<b>Electrical</b>	4,000 amp, 277 /480 volt, 3-phase, 4-wire	4,000 amp, 277 /480 volt, 3-phase, 4-wire	4,000 amp, 277 /480 volt, 3-phase, 4-wire	4,000 amp, 277 /480 volt, 3-phase, 4-wire	4,000 amp, 277 /480 volt, 3-phase, 4-wire
<b>Fire Protection</b>	Wet	ESFR	Wet	ESFR	Wet
<b>Interior Lighting</b>	Strip Light Fluorescent & High Bay Metal Halide	LED, Strip Light Fluorescent & High Bay Metal Halide	N/A	LED	T-5, Strip Light Fluorescent, & High Bay Metal Halide
<b>Exterior Lighting</b>	HID Lamps	HID Lamps	HID Lamps	HID Lamps	HID Lamps



# PROPERTY DESCRIPTIONS (CONT.)

CLAYMOORE I & II		CLAYMOORE III		WEST BY NORTHWEST		PORTFOLIO TOTAL / AVERAGE
11711 Clay Rd	10801 Moss Ridge Rd	3550 Brittmoore Rd	9830 Rosprim Rd	6315 W. by NW. Blvd	Houston, TX	
275,600	92,250	184,500	119,700	259,200	1,397,900	
100%	100%	100%	100%	100%	100%	
Cross-Dock	Front Load	Cross-Dock	Cross-Dock	Cross-Dock / Front-Load	Front Load & Cross-Dock	
12.87 Acres	6.89 Acres	6.89 Acres	19.76 Acres		70.49 Acres	
1998	2000	2000	1999	1999	1996 - 2000	
24'	24'	24'	24'	24'	18' - 24'	
2.7 Years	4.3 Years	2.3 Years	5.1 Years	4.4 Years	3.7 Years	
2%	9%	5%	65%	9%	14%	
117' - 122'	192' (Shared)	136' - 192' (Shared)	138' - 142'	120'	117' - 199'	
40' x 45'	50' x 45'	50' x 45'	40' x 45'	40' x 45'	Various	
150 Spaces	45 Spaces	210 Spaces	261 Spaces	485 Spaces	1,706 Spaces	
1	3	3	1	3	21	
45	17	50	4	67	292	
2	4	3	3	3	28	
49.2%	30.7%	61.5%	44.0%		45.5%	
520' x 530'	203' x 150'	614' x 290'	320' x 250'	710' x 270'	Various	
Masonry	Concrete tilt wall	Concrete tilt wall	Concrete tilt wall	Concrete tilt wall		
Gravel Ballasted built-up	Gravel Ballasted built-up	Gravel Ballasted built-up	Gravel Ballasted built-up	Gravel Ballasted built-up		
4,000 amp, 277 /480 volt, 3-phase, 4-wire	4,000 amp, 277 /480 volt, 3-phase, 4-wire	4,000 amp, 277 /480 volt, 3-phase, 4-wire	4,000 amp, 277 /480 volt, 3-phase, 4-wire	12,000 amp, 277/480 volt, 3-phase, 4-wire		
ESFR	ESFR	ESFR	Wet	Wet		
T-5	LED	High Bay Metal Halide & LED	LED	High Bay Metal Halide & LED		
HID Lamps	HID Lamps	HID Lamps	HID Lamps	HID Lamps		



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