

# Monument Business Park - Phase II

173,332 SF Class A Industrial Facility | 4.6 Years of WALT | 22%+ Mark-to-Market  
Convenient Access to Highway 225 & Beltway 8 | Premier Port of Houston Location



**Premier Port**  
of Houston  
Location

**Proximity to**  
Institutional  
Ownership

**Distribution**  
**Location**  
within Reach  
of 25 Million  
Residents

**Newly-**  
**Constructed**  
Institutional  
Quality Product

**Value-Add**  
Opportunity Via  
Marking Rents  
to Market

**Record**  
**Breaking**  
Leasing  
Velocity and  
Fundamentals



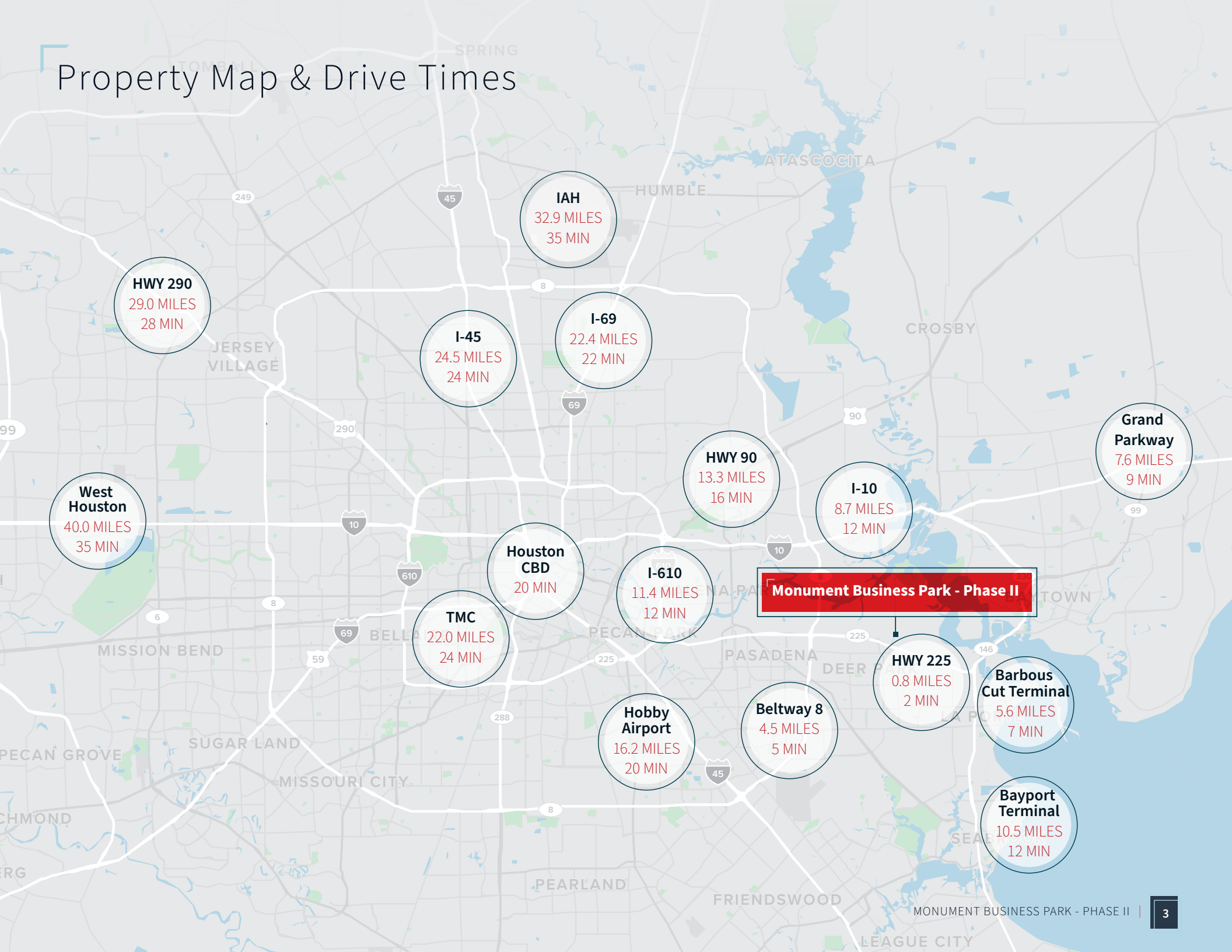
# The Offering

JLL Capital Markets, on behalf of Molto Properties (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Monument Business Park - Phase II (the “Property”), a newly constructed, Class A, front-load industrial building totaling 173,332 square feet located proximate to Independence Parkway and Highway 225 in Deer Park, TX. The building was completed in 2022 and is currently 100% leased to Flat World Holdings and NexMatrix Corporation with 4.6 years of weighted average lease term remaining. The Property is strategically located in Houston’s southeast submarket near Barbour’s Cut container terminal and the Bayport container terminal. With a 22%+ average mark-to-market upon tenant expiration, new ownership has the opportunity to acquire a brand new, state-of-the-art facility located in one of Houston’s most institutionally-preferred submarkets.

## TRANSACTION SUMMARY

Property Address	1155 Independence Parkway Deer Park, TX 77536
Size (SF)	173,332
Occupancy	100%
Submarket	Southeast
Year Built	2022
Configuration	Front-Load
Tenants	Flat World Holdings and NexMatrix Corporation
WALT	4.6 Years
Clear Height	32'
Office SF	4,180
Office Finish	2.4%
Car Parking Spaces	128 Spaces
Trailer Parking Spaces	45 Spaces
Land Size	12.00 Acres

# Property Map & Drive Times





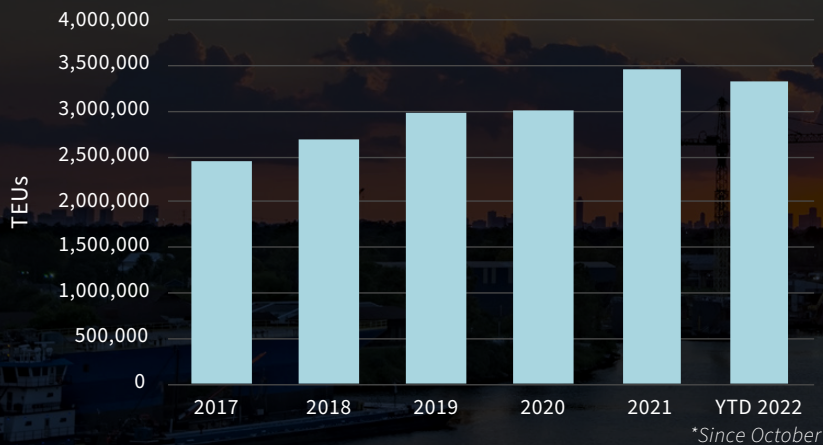
# Premier Port of Houston Location

The Property is strategically located in Houston's Southeast industrial submarket just 5 miles from the Port of Houston, a 25-mile-long development that is currently experiencing double digit annual growth in container volume year over year. The Port of Houston saw a total of 348,950 TEUs in November 2022, a 11% increase over the prior November. As of November 2022, the Port of Houston has handled 2,682,874 TEUs which is 17% over the TEUs handled at this time in 2021.

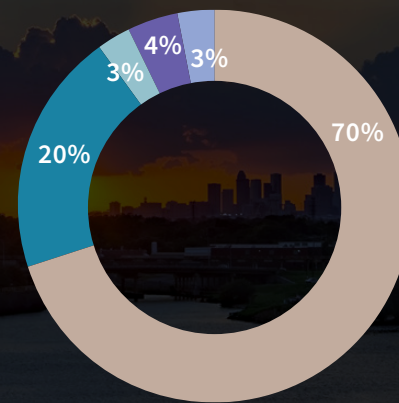
The Port of Houston continues to make strategic capital investments that will enhance the Port's waterway, terminal, road, rail and industrial property infrastructure. The U.S. Army Corps of Engineers allocated \$142.5 million to the Houston Ship Channel's project to deepen and widen the channel, and at the end of 2021, the Port was awarded a federal grant of \$18 million by the Department of Transportation to develop and expand at the Bayport Container terminal.

With continued growth at the Port of Houston and growing supply chain concerns in LA/Long Beach, the Port of Houston is poised for another record year and will continue to positively influence industrial fundamentals in the Southeast submarket.

## PORT HOUSTON CONTINUES ITS RECORD-BREAKING GROWTH, A MAJOR ECONOMIC ENGINE FOR THE ENTIRE GULF COAST REGION



## HOUSTON SHIP CHANNEL CARGO SECTORS (2021)



### TOP IMPORTS

- » Hardware and construction materials
- » Machinery, appliances and electronics
- » Food and drink

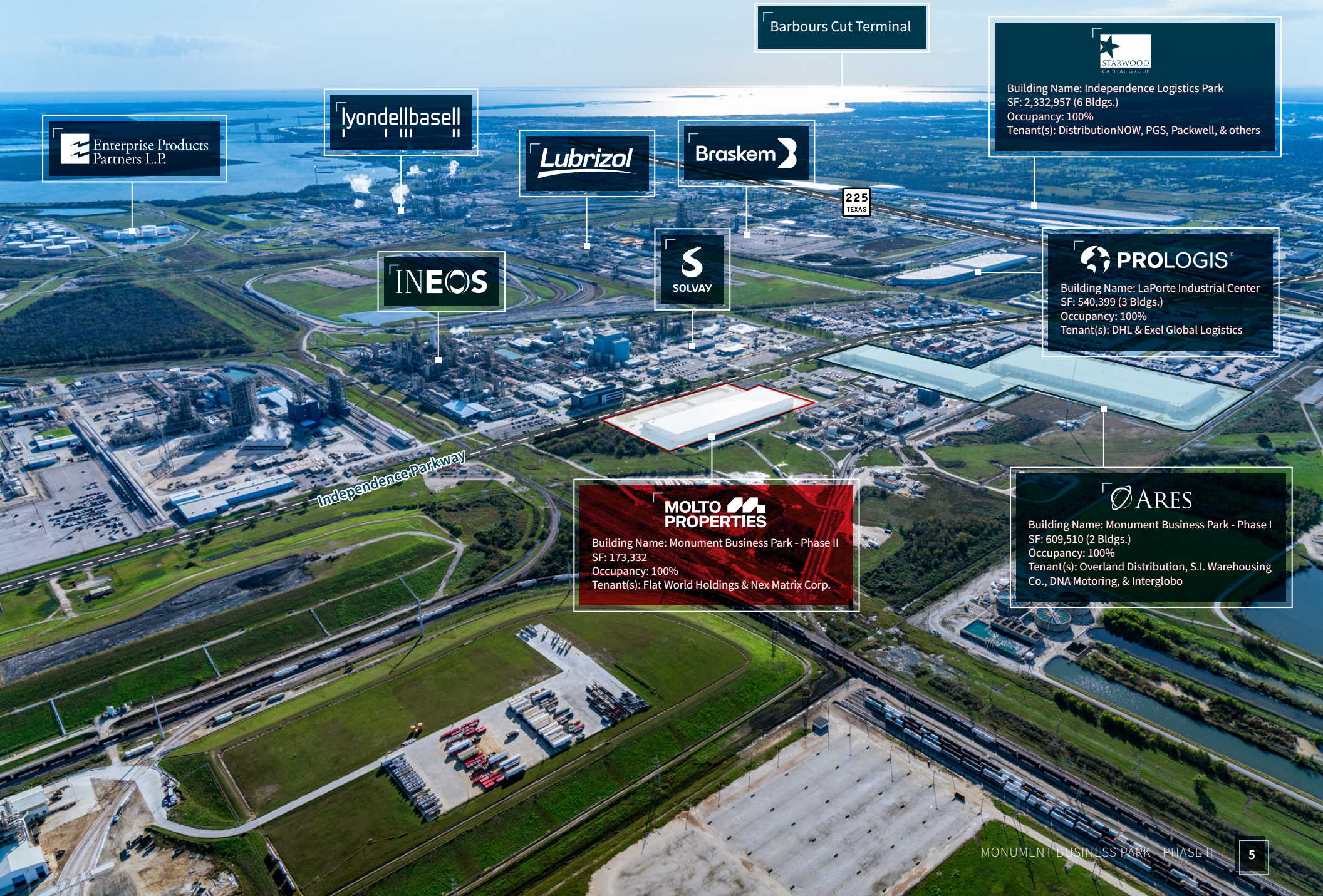
### TOP EXPORTS

- » Resins and plastics
- » Chemicals and minerals
- » Automotive

- LIQUID BULK
- CONTAINERIZED
- PROJECT CARGO
- DRY BULK
- GENERAL CARGO



# Proximity to Institutional Ownership



**Enterprise Products Partners L.P.**

**Lyondellbasell**

**Lubrizol**

**Braskem**

**Barbours Cut Terminal**

**STARWOOD CAPITAL GROUP**  
Building Name: Independence Logistics Park  
SF: 2,332,957 (6 Bldgs.)  
Occupancy: 100%  
Tenant(s): DistributionNOW, PGS, Packwell, & others

**INEOS**

**SOLVAY**

**PROLOGIS**  
Building Name: LaPorte Industrial Center  
SF: 540,399 (3 Bldgs.)  
Occupancy: 100%  
Tenant(s): DHL & Exel Global Logistics

**MOLTO PROPERTIES**  
Building Name: Monument Business Park - Phase II  
SF: 173,332  
Occupancy: 100%  
Tenant(s): Flat World Holdings & Nex Matrix Corp.

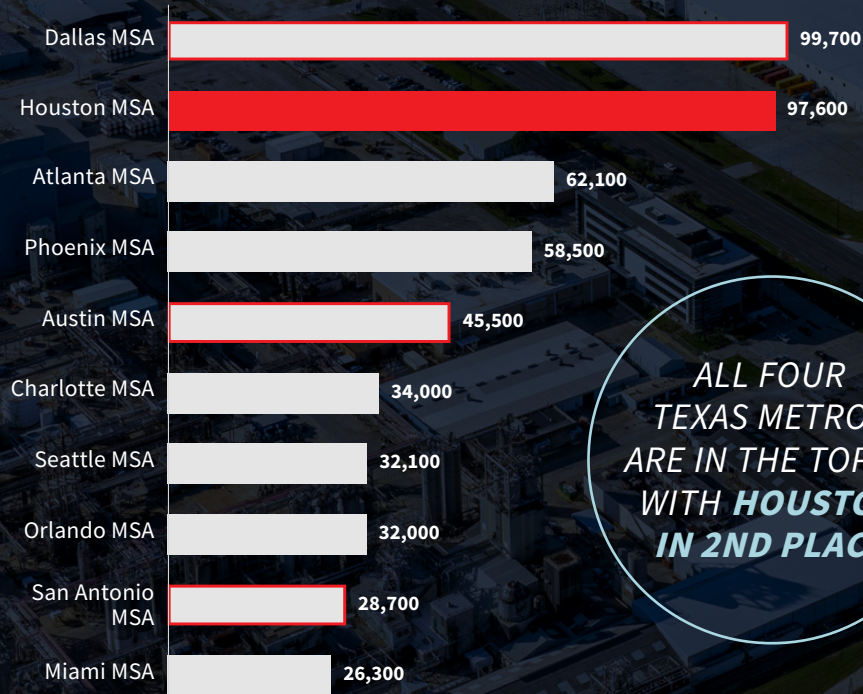
**ARES**  
Building Name: Monument Business Park - Phase I  
SF: 609,510 (2 Bldgs.)  
Occupancy: 100%  
Tenant(s): Overland Distribution, S.I. Warehousing Co., DNA Motoring, & Interglobo



# Distribution Location within Reach of 25 Million Residents

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Property'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



25 MILLION  
WITHIN 5 HOURS

DALLAS

HOUSTON

AUSTIN  
/SAN ANTONIO

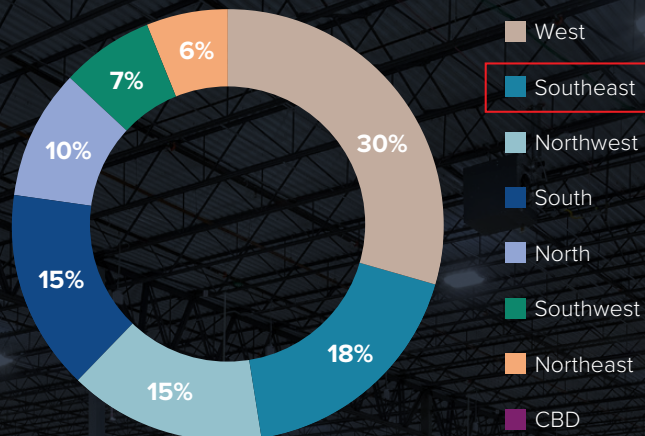


# Record Breaking Leasing Velocity and Fundamentals

## Q4 2022 HIGHLIGHTS

- » Net absorption far exceeded deliveries (27.5 m.s.f. vs. 20.8 m.s.f.), pushing vacancy down to 2019 levels at 5.9%
- » Rent growth significantly accelerated over the year, driving an 18.3% increase in achieved starting rents between 2H 2021 and 2H 2022
- » Leasing activity topped 10 million s.f. in the final quarter for an annual total of nearly 50 million s.f. of deal volume
- » The year's chart-topping 36 million s.f. of ground-breakings led to a new construction high of 29 million s.f. underway in Q4

## LEASING ACTIVITY BY SUBMARKET QTD





# Property Description

## PROPERTY SUMMARY

## MONUMENT BUSINESS PARK - PHASE II

ADDRESS:	1155 INDEPENDENCE PARKWAY
SIZE (SF)	173,332 SF
OFFICE FINISH %:	2.4%
LAND AREA:	12.00 Acres
WALT:	4.6 Years
OCCUPANCY:	100%
YEAR BUILT:	2022
LOADING CONFIGURATION:	Front-Load
CLEAR HEIGHT:	32'
BUILDING DEPTH:	220'
BUILDING WIDTH:	780'
COLUMN SPACING:	52' 0" X 53' 4"
SPEED BAYS:	60'
TRUCK COURT:	130'
TRAILER PARKING:	45 Spaces
CAR PARKING:	128 Spaces
# OF TENANTS:	2
DOCK DOORS:	40
DRIVE-IN DOORS:	2
DOCK LEVELERS:	(14) 35K lb. mechanical pit levelers; (7) edge of dock levelers
COVERAGE RATIO:	33.16%
FLOOD PLAIN:	100-year and 500-year
ACCESS:	850' Frontage on Independence Parkway, 3/4 mile north of SH-225

## CONSTRUCTION

EXTERIOR WALLS:	Concrete tilt-wall
ROOF TYPE/WARRANTY:	TPO roof system; 15-year warranty

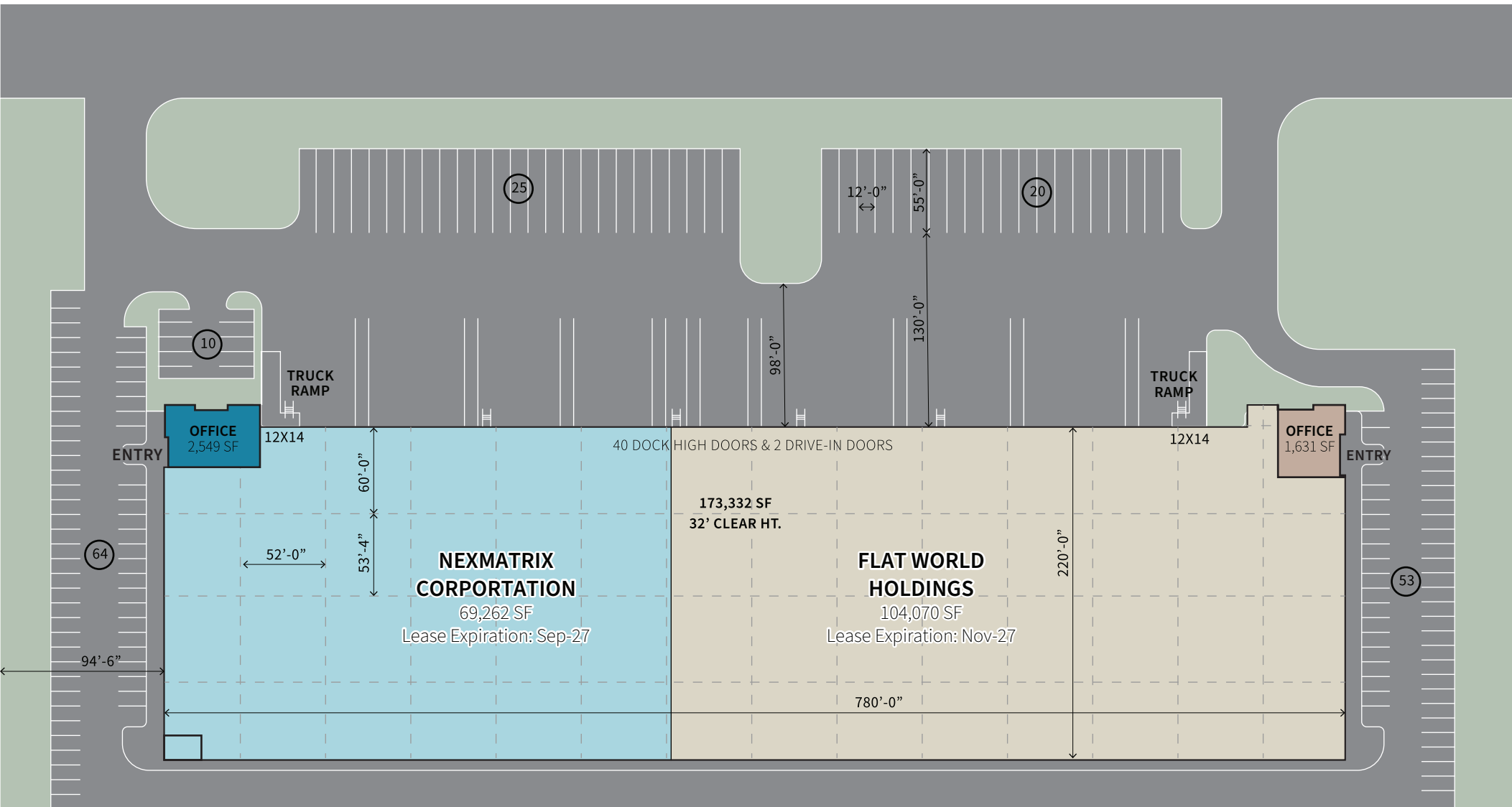
## MECHANICAL

ELECTRICAL	2500A
FIRE PROTECTION:	ESFR Sprinkler System
EXTERIOR LIGHTING:	LED Exterior Lighting





# Site Plan





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