

# CEDAR PORT PARK

210,937 SF CLASS A INDUSTRIAL PARK | 6.1 YEARS OF WALT | PREMIER PORT OF HOUSTON LOCATION

RECENTLY CONSTRUCTED,  
CLASS-A PRODUCT

UNIQUE PRODUCT  
CATERING TO UNDERSERVED  
TENANT SEGMENT

STRATEGIC SOUTHEAST  
HOUSTON DISTRIBUTION  
LOCATION

LOCATED WITHIN PREMIER  
MASTER PLANNED  
INDUSTRIAL PARK

POSITIONED TO CAPITALIZE  
ON PORT OF HOUSTON  
GROWTH

DISTRIBUTION LOCATION  
WITHIN REACH OF 25  
MILLION RESIDENTS

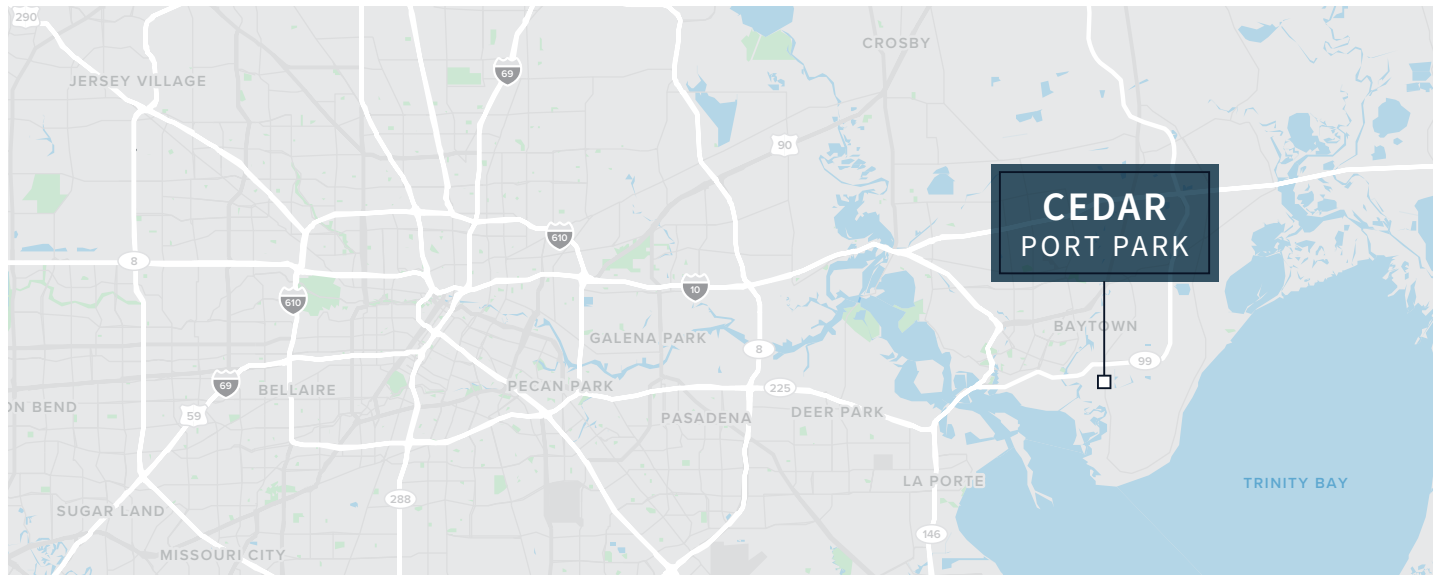
# The Offering














JLL Capital Markets is pleased to offer qualified investors the opportunity to acquire Cedar Port Park (the “Property”), a recently constructed, Class-A, industrial park comprised of four front-load buildings totaling 210,937 square feet located in the Southeast Houston Industrial Submarket. Built in 2021, the Property is currently 100% leased to two tenants with 6.1 years of weighted average lease term remaining. The well-positioned industrial park is a just a half-mile from State Highway 99 and eight miles from I-10 offering ease of access to both container terminals and the broader Houston market.

The Property features best-in-class building characteristics such as 32’ clear heights, large 200’ truck courts, ESFR sprinkler systems and high quality office finishes. Additionally, the Property was built to cater to a demand for smaller buildings within the master-planned Cedar Port Industrial Park. Buildings 1 and 2 feature 20-ton crane capacity and building 1 is already equipped with a 2-ton crane. All buildings also feature heavy power (1,000 amps) further differentiating this product. The largest tenant, Metrix Logistics, occupies three of the four buildings with each being for a different contract/client that require a freestanding building, ensuring a high likelihood of renewal.

Situated within Cedar Port Industrial Park, the largest master-planned, rail-and-barge-served industrial park in the U.S. and the fifth-largest in the world, the Property offers access to public barge and rail terminals just a mile away. The approximately 15,000-acre campus features heavy utilities and exceptional infrastructure and is home to industry-leading users such as Walmart, GE, IKEA, DHL, and The Home Depot.

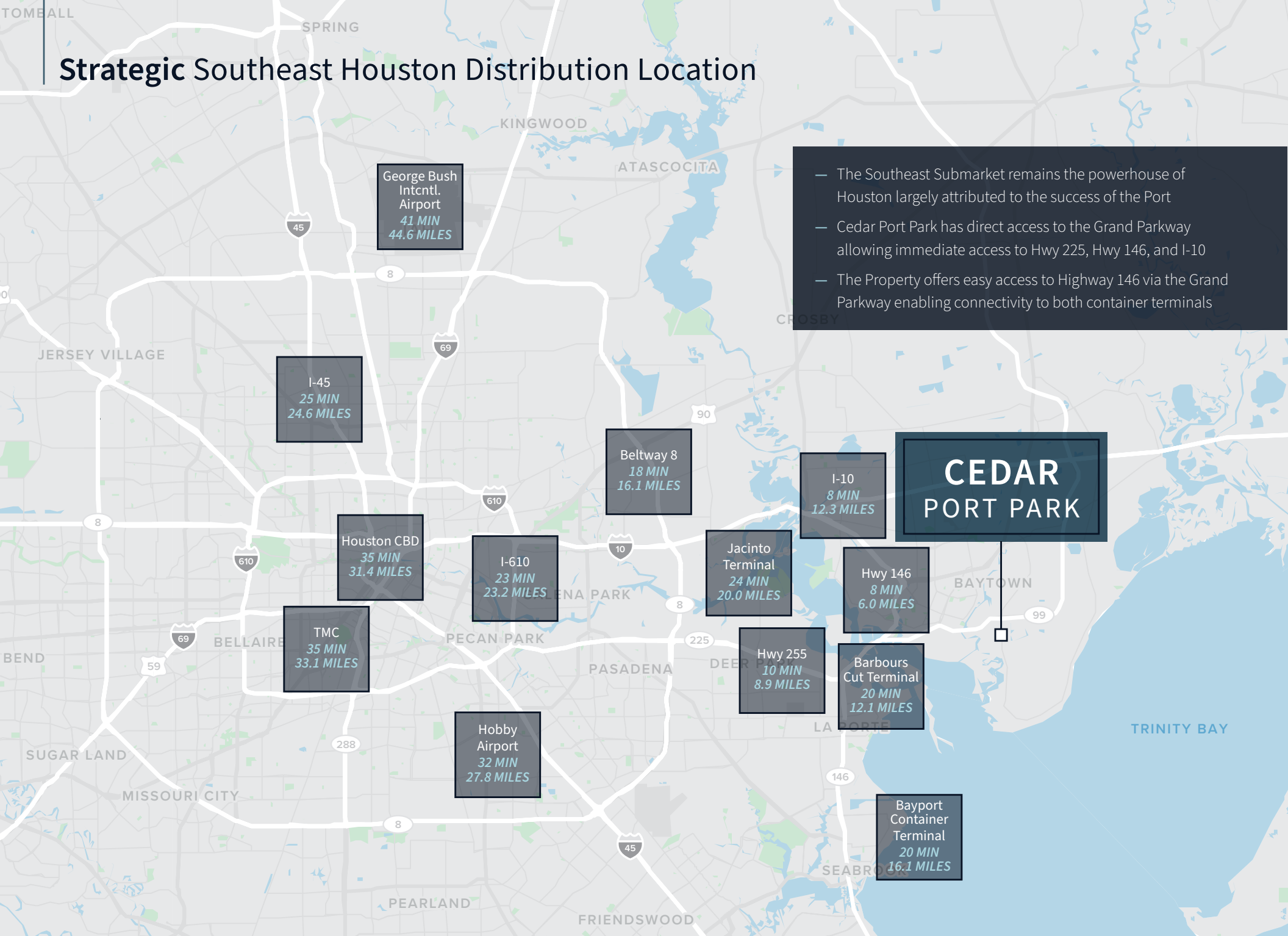
**Cedar Port Park offers new ownership the opportunity to secure strong in-place cash flow and capitalize on the robust tenant demand in the Southeast submarket.**



	<b>Property Address</b> 4434 FM 1405 Baytown, TX 77523
	<b>Total Building</b> 210,937 SF
	<b>Number of Buildings</b> 4
	<b>Office</b> 5%
	<b>Occupancy</b> 100%
	<b>Loading Configuration</b> Front-Load
	<b>Year Built</b> 2021
	<b>Number of Tenants</b> 2
	<b>WALT</b> 6.1 Years
	<b>Clear Height</b> 32’
	<b>Car Parking</b> 90 Spaces
	<b>Land Size</b> 12.84 Acres
	<b>Coverage Ratio</b> 37.71%



# Strategic Southeast Houston Distribution Location



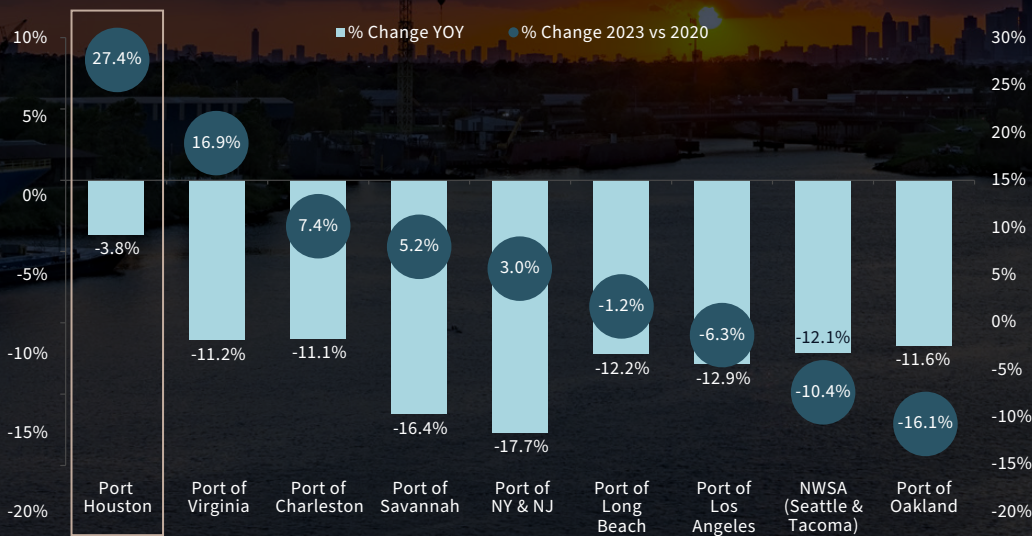
- The Southeast Submarket remains the powerhouse of Houston largely attributed to the success of the Port
- Cedar Port Park has direct access to the Grand Parkway allowing immediate access to Hwy 225, Hwy 146, and I-10
- The Property offers easy access to Highway 146 via the Grand Parkway enabling connectivity to both container terminals

# Positioned to Capitalize on Port of Houston Growth

## Port Houston nearly matches 2022 record, leads U.S. in container growth

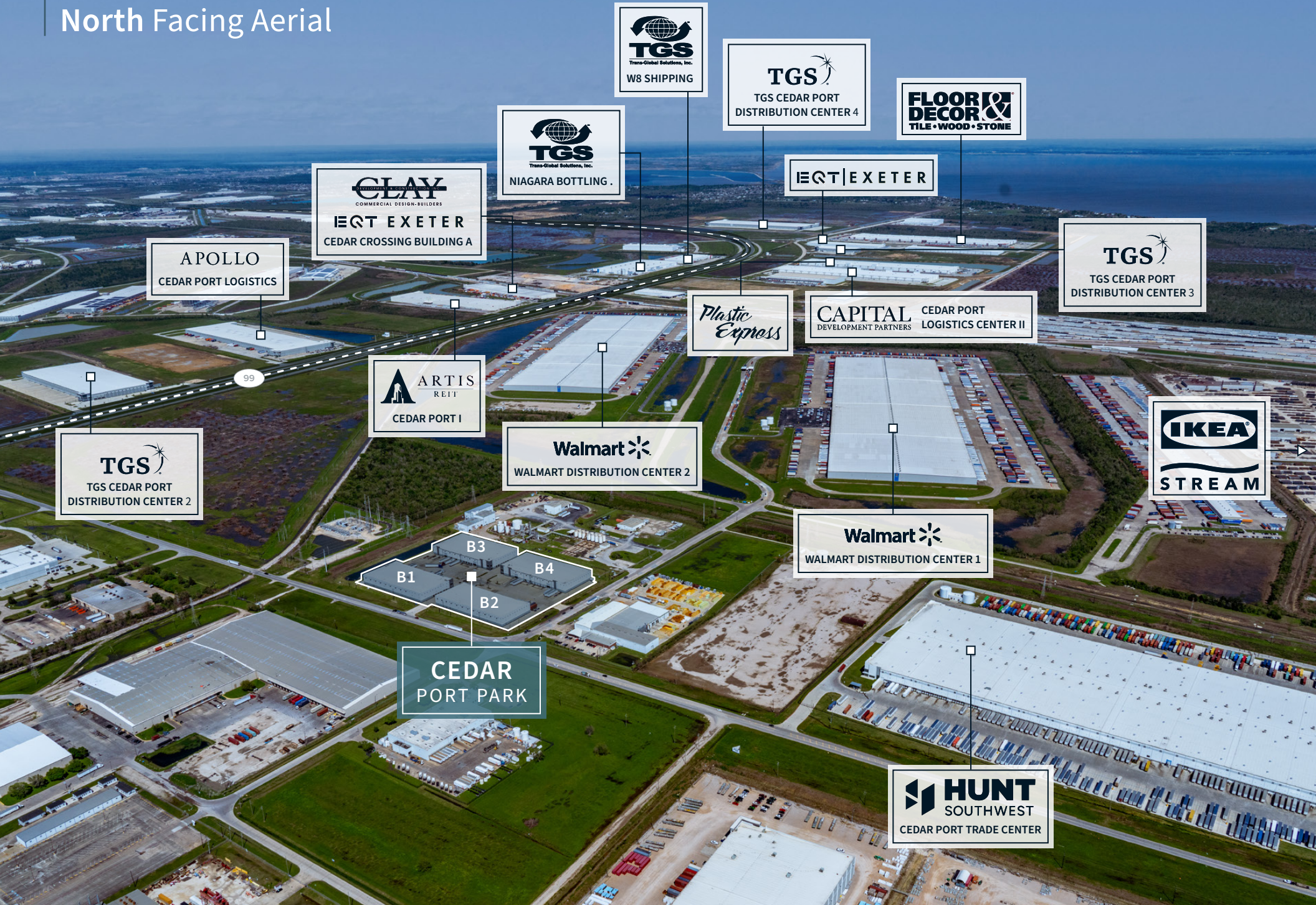
- Port Houston concluded the year with strong results, achieving the largest December on record for loaded exports and an 11% increase in total container volumes for the month compared to last December. 2023's container traffic totaled 3.8 million twenty-foot equivalent units (TEUs), far surpassing the long-term average.
- The port has sustained a consistent trajectory of growth, with a 27.4% increase in TEUs from 2020 and a remarkable 96.1% surge since 2013. In contrast to the double-digit losses year-over-year experienced by major ports on both the West and East Coasts, Houston demonstrated resiliency with only a 3.8% dip from its historical performance in 2022.
- The port remains a significant driver for Houston's industrial sector as new to market and expanding companies across a wide range of industries seek to capitalize on the expediency, ample capacity, access to skilled labor and cost savings that the market offers.
- Port Houston completed construction of Wharf 6 and added three new neo-Panamax ship-to-shore cranes at the Bayport Container Terminal in 2023. In addition, Project 11 is moving forward as expected, positioning Houston to remain a primary destination for companies seeking to relocate or grow operations well into the future.

## Annual change in TEU volumes (2020 to 2023)





# North Facing Aerial





# West Facing Aerial



FRED HARTMAN BRIDGE

BARBOURS CUT CONTAINER TERMINAL

**PORT HOUSTON**  
BAYPORT CONTAINER TERMINAL

**HIGH STREET**  
LOGISTICS PROPERTIES  
CEDAR CROSSING DISTRIBUTION CENTER A

**WELCOME GROUP**  
3903 CEDAR BLVD BUILDING A AND B

**REICH BROTHERS**  
4000 CEDAR BLVD

**For&most fresh direct**  
4203 CEDAR BLVD

**Tenaris**  
CEDAR CROSSING BUSINESS PARK

B2 B1  
B4 B3

**CEDAR PORT PARK**

**HUNT SOUTHWEST**  
CEDAR PORT TRADE CENTER

**Walmart**  
WALMART DISTRIBUTION CENTER 1



# Located Within Premier Master Planned Industrial Park



Cedar Port Park offers access to public barge and rail terminals within the park, including the CCID #1 Dock Barge just a mile from the site.

CCID #1 Dock Barge sits on the Cedar Bayou Canal across the Houston Ship Channel from Bayport and Barbours Cut Container Terminals. Cedar Port Industrial Park is the largest master-planned, rail-and-barge-served industrial park in the United States and the fifth-largest in the world.

The approximately 15,000-acre campus, with heavy utilities and industrial and commercial transportation infrastructure in place, offers industry-leading access for distribution, manufacturing, and terminal users.

Tenants at Cedar Port include Walmart, GE, IKEA, DHL, and The Home Depot.





# Recently Constructed, Class-A Product

Developed in 2021, Cedar Port Park is a state-of-the-art industrial development featuring all amenities and building characteristics that tenants have come to expect in newly constructed industrial warehouses such as a 32' clear heights, high efficiency TPO roofs (warranted through 2041), LED lighting, ESFR sprinkler systems, high-quality office finish, and spacious truck courts. The property is just south of SH-99 at FM 1405 and sits on approximately 12.8 acres in Southeast Houston with neighboring institutional owners and credit worthy tenants. Cedar Port Park was built to the highest standards with zero necessary capital improvement costs.





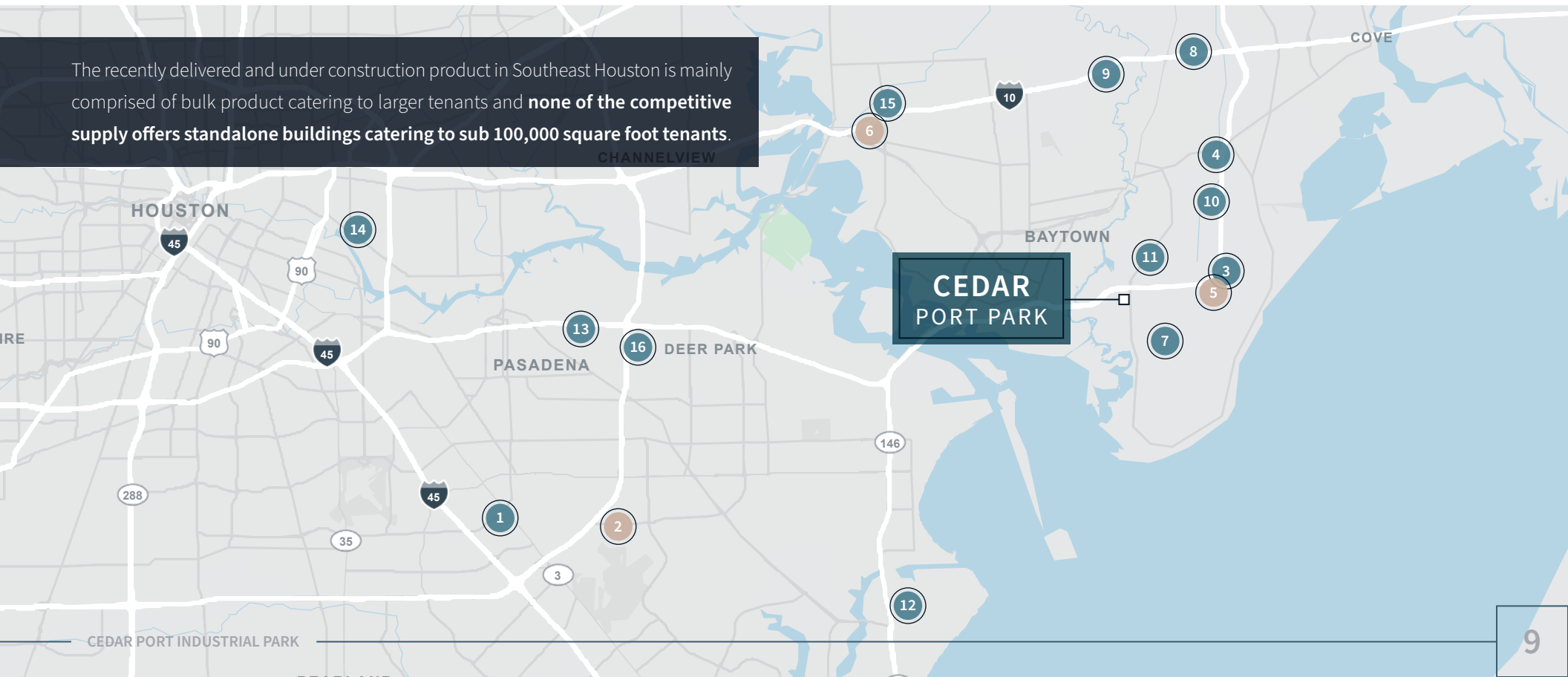
# Unique Product Catering to Underserved Tenant Segment

## 2023 AND 2024 SUPPLY PIPELINE

NO.	BUILDING NAME	SF	% LEASED	# OF BUILDINGS	DELIVERY	COMPETITIVE PRODUCT?
1	Southeast 45 Logistics Park	169,677	100%	1	4Q 2023	Fully Leased Competitive Product
2	2602 Genoa Red Bluff	146,595	39%	1	4Q 2023	Competitive Product
3	TGS Cedar Port Distribution Center IV	1,218,956	100%	1	3Q 2023	Non-Competitive Bulk Product
4	2540 FM 565 Rd	205,920	100%	1	3Q 2023	Fully Leased Competitive Product
5	TGS Cedar Port Distribution Center III	150,000	0%	1	3Q 2023	Competitive Product
6	Triten Thompson Distribution Center	130,775	0%	1	3Q 2023	Competitive Product
7	Portside Logistics Center	1,018,679	13%	2	2Q 2023	Non-Competitive Bulk Product
8	I-10 East Commerce Center	609,000	0%	1	2Q 2023	Non-Competitive Bulk Product
9	Baytown 10 Commerce Center	503,775	0%	1	2Q 2023	Non-Competitive Bulk Product
10	Ameriport Quantix (BTS)	1,000,800	100%	1	1Q 2023	Non-Competitive Bulk Product
11	Article Furniture (BTS)	511,000	100%	1	1Q 2023	Non-Competitive Bulk Product
12	Bayport 146 Distribution Center	454,600	100%	1	1Q 2023	Non-Competitive Bulk Product
13	225 Logistics	403,066	62%	1	1Q 2023	Non-Competitive Bulk Product
14	Houston Tradeport Phase II (Bldg. 3)	332,064	100%	1	1Q 2023	Non-Competitive Bulk Product
15	7300 Thompson Road	277,374	100%	1	1Q 2023	Fully Leased Competitive Product
16	Park 225	265,552	100%	1	1Q 2023	Fully Leased Competitive Product

Note: Competitive product highlighted in tan above and below

The recently delivered and under construction product in Southeast Houston is mainly comprised of bulk product catering to larger tenants and **none of the competitive supply offers standalone buildings catering to sub 100,000 square foot tenants.**





# Property Description

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	TOTAL
ADDRESS:	4434 FM 1405, Baytown, TX, 77523	4323 Oscar Nelson Jr. Drive, Baytown, TX, 77523	4444 FM 1405, Baytown, TX, 77523	4343 Oscar Nelson Jr. Drive, Baytown, TX, 77523	Cedar Port Park
SIZE (SF):	54,015 SF	49,792 SF	54,015 SF	53,115 SF	210,937 SF
OFFICE (SF):	2,425 SF	3,795 SF	1,615 SF	2,425 SF	10,260 SF
OFFICE %:	4%	8%	3%	5%	5%
OCCUPANCY:	100%	100%	100%	100%	100%
TENANT:	Metrix Logistics Group	Power Technique North America	Metrix Logistics Group	Metrix Logistics Group	Metrix Logistics Group and PTNA
LOADING CONFIGURATION:	Front-Load	Front-Load	Front-Load	Front-Load	Front-Load
YEAR BUILT:	2021	2021	2021	2021	2021
CLEAR HEIGHT:	32'	32'	32'	32'	32'
DOCK DOORS:	9	9	9	9	36
DOCK EQUIPMENT:	Five Dock Levelers	Five Dock Levelers	Five Dock Levelers	Five Dock Levelers	20 Dock Levelers
DRIVE-IN DOORS:	2	2	2	2	8
CRANE CAPACITY:	20-Ton Crane Capacity	(1) 2-Ton Crane, 20-Ton Crane Capacity	None	None	Varies
BUILDING DIMENSIONS:	170' x 318'	150' x 332' - 3"	170' x 318'	160' x 332' - 3"	150' - 170' x 318' - 332' - 3"
COLUMN SPACING:	55' x 55'	56' x 50'	55' x 55'	56' x 50'	55'-56' x 50'-55
SPEED BAYS:	60'	50'	60'	60'	50' - 60'
TRUCK COURT:	200'	200'	200'	200'	200'
PARKING SPACES:	22	22	23	23	90
<b>CONSTRUCTION</b>					
EXTERIOR WALLS:	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall
ROOF TYPE:	TPO Roof System	TPO Roof System	TPO Roof System	TPO Roof System	TPO Roof System
ROOF AGE:	20 Years (2041)	20 Years (2041)	20 Years (2041)	20 Years (2041)	20 Years (2041)
<b>MECHANICAL</b>					
ELECTRICAL:	1,000 Amps	1,000 Amps	1,000 Amps	1,000 Amps	4,000 Amps
FIRE PROTECTION:	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System
EXTERIOR LIGHTING:	Building-mounted LED light fixtures	Building-mounted LED light fixtures	Building-mounted LED light fixtures	Building-mounted LED light fixtures	Building-mounted LED light fixtures



# Site Plan

FM 1405



## LEASE EXPIRATION

2030

2031

OSCAR NELSON JR. DR



# Contacts

## Team Leads

### TRENT AGNEW

Senior Managing Director  
Industrial Group Leader  
+1 713 852 3431  
trent.agnew@jll.com

### CHARLES STRAUSS

Senior Director  
+1 713 212 6574  
charles.strauss@jll.com

### LANCE YOUNG

Director  
+1 713 852 3544  
lance.young@jll.com

### BROOKE PETZOLD

Analyst  
+1 713 204 4400  
brooke.petzold@jll.com

### CLAY ANDERSON

Analyst  
+1 713 243 3388  
clay.anderson@jll.com

## Team Texas

### TOM WEBER

Director  
+1 713 852 3495  
tom.weber@jll.com

### PARKER MCCORMACK

Senior Director  
+1 469 232 1952  
parker.mccormack@jll.com

### PAULI KERR

Director  
+1 214 692 4733  
pauli.kerr@jll.com

## Financing Contact

### MICHAEL F JOHNSON

Managing Director  
+1 713 852 3474  
michael.johnson@jll.com

### JACK BRITTON

Director  
+1 713 212 6575  
jack.britton@jll.com

## Colliers Leasing Support

### RYAN BYRD

Principal & Director  
+1 713 830 2171  
ryan.byrd@colliers.com

### WALKER B. BARNETT, SIOR

Principal & Director  
+1 713 830 2127  
walker.barnett@colliers.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027  
[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

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