

HIGHLAND GROVE 4 & 5

385,450 SF

**100% LEASED TO DAIKIN
COMFORT TECHNOLOGIES
WITH 1.3 YEARS OF WALT**

**PREMIER NORTHWEST
HOUSTON LOCATION**



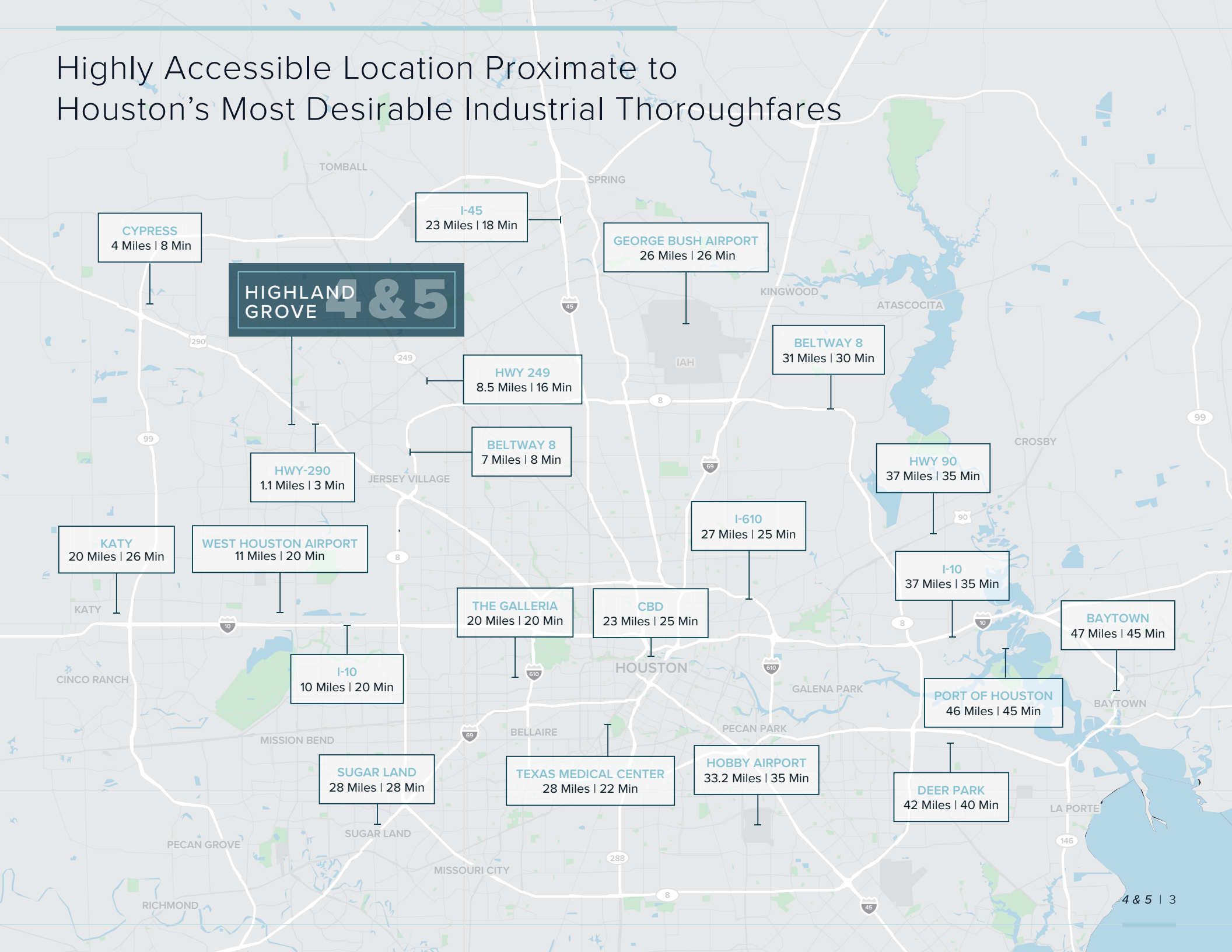
The Offering

JLL Capital Markets, on behalf of ownership, is pleased to offer for sale Highland Grove Business Park 4 & 5 (“the Property”), two newly constructed, Class-A industrial assets totaling 385,450 square feet located in the Northwest Houston submarket. Comprised of a 158,730 square foot front-load (B4) and a 226,720 square foot cross-dock (B5), the Property is situated in a best-in-class master planned industrial park totaling approximately 1.1 million square feet across 5 buildings. The Property is 100% leased to Daikin Comfort Technologies with 1.3 years of weighted average lease term remaining via staggered lease expirations and is only 17 miles from Daikin’s four million square foot Waller plant. Proximate to some of the fastest growing communities in the country, the Property boasts immediate access to a deep workforce and the center of Houston’s geographical population.

Highland Grove 4 & 5 offers investors the attractive opportunity to secure strong in-place cash flow via a committed single tenant and capitalize on the robust rent growth occurring in the Houston industrial market. **The assets are owned by entities that are taxed as REITs. Any offers for purchase should take into account a transaction structure that involves acquiring ownership of the shares of the REIT.**

10640 & 10650 Telge Rd	25.12
HOUSTON, TX 77095	LAND AREA (ACRES)
385,450	1.7%
TOTAL SIZE (SF)	OFFICE FINISH %
100%	35%
OCCUPANCY	COVERAGE RATIO
2	Daikin Comfort Technologies
# OF BUILDINGS	TENANT
1.3	241
YEAR WALT	PARKING SPACES
Northwest	64
SUBMARKET	TRAILER PARKING SPACES
32'	Cross-Dock & Front-Load
CLEAR HEIGHT	LOADING CONFIGURATIONS
2022	
YEAR BUILT	

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



Institutionally Preferred Submarket Surrounded by Best-In-Class Ownership



Irreplaceable Infill Location in the Heart of Houston's Population Center



THE GALLERIA

PROLOGIS

PROLOGIS

PGIM

CREATION RE
HOUSTON POINT 290

COPPER GROVE
(Avg. Home Value: \$320,000)

ABERDEEN TRAILS
(Avg. Home Value: \$340,000)

ABERDEEN GREEN
(Avg. Home Value: \$379,000)

Welcome Group

UNITED EQUITIES
REAL ESTATE

EASTGROUP
PROPERTIES
NORTHWEST CROSSING

HIGHLAND GROVE 4 & 5

GLP CAPITAL PARTNERS

HIGHLAND GROVE INDUSTRIAL PARK
BUILDING 3
401,753 SF

PROLOGIS
GATEWAY NORTHWEST
BUSINESS PARK
357,887 SF

WHITE OAK FALLS
(Avg. Home Price: \$331,980)

GLP CAPITAL PARTNERS
HIGHLAND GROVE
INDUSTRIAL PARK
BUILDING 4
148,980 SF

PROLOGIS
RTIC wayfair
GATEWAY NORTHWEST
BUSINESS PARK
BUILDING 3
368,432 SF

GLP CAPITAL PARTNERS
HIGHLAND GROVE INDUSTRIAL PARK
BUILDING 6
106,240 SF

Where Restaurants Shop
RESTAURANT DEPOT

RESTAURANT DEPOT
230,014 SF

PROLOGIS
22008 N BERWICK DR
110,000 SF

US MERCHANTS
203,060 SF

4 & 5

Property Description

HIGHLAND GROVE BUILDING 4		HIGHLAND GROVE BUILDING 5	TOTAL
ADDRESS:	10650 Telge Rd	10640 Telge Rd	Highland Grove 4 & 5
SIZE (SF):	158,730 SF	226,720 SF	385,450 SF
OFFICE (SF):	3,173 SF	3,397 SF	6,570 SF
OFFICE %:	2.00%	1.50%	1.7%
OCCUPANCY:	100%	100%	100%
TENANT:	Daikin Comfort Technologies	Daikin Comfort Technologies	Daikin Comfort Technologies
LOADING CONFIGURATION:	Front-Load	Cross-Dock	Front-Load & Cross-Dock
YEAR BUILT:	2022	2022	2022
CLEAR HEIGHT:	32'	32'	32'
DOCK DOORS:	(30) 9' X 10', (1) 12' X 14'	(50) 9' X 10'	(80) 9' X 10'
DRIVE-IN DOORS:	(1) 12' X 14'	(2) 12' X 14'	(3) 12' x 14'
BUILDING DIMENSIONS:	598' X 260'	410' x 520'	
COLUMN SPACING:	52' X 50'	48' - 4" X 52'	
SPEED BAYS:	60'	60'	
TRUCK COURT:	185'	185'	
PARKING SPACES:	98 Spaces	143 Spaces	
TRAILER PARKING SPACES:	24 Spaces	40 Spaces	
CONSTRUCTION			
EXTERIOR WALLS:	Concrete Tilt Wall	Concrete Tilt Wall	
ROOF TYPE:	60mil TPO	60mil TPO	
WARRANTY (EXPIRATION):	20 Year (2042)	20 Year (2042)	
MECHANICAL			
FIRE PROTECTION:	ESFR Sprinkler System	ESFR Sprinkler System	
LIGHTING:	LED	LED	
LIGHTING:	LED	LED	

Site Plan

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