



# FAIRBANKS NORTHWEST

DISTRIBUTION CENTER

357,570 SF CLASS-A INDUSTRIAL PARK | 79% LEASED WITH 4.9  
YEARS OF WALT | PREMIER NORTHWEST HOUSTON LOCATION



HIGHLY ACCESSIBLE LOCATION PROXIMATE  
TO HOUSTON'S MOST DESIRABLE  
INDUSTRIAL THOROUGHFARES

NEWLY-CONSTRUCTED, CLASS-A  
INSTITUTIONAL PRODUCT

STRATEGIC LOCATION WITH EXPANSIVE  
RESIDENTIAL DEVELOPMENT

EXPLOSIVE POPULATION GROWTH

HEALTHY LEASING AND SUBMARKET  
FUNDAMENTALS

UNIQUELY POSITIONED FOR GROWTH



## 2 The Offering

JLL capital markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee simple interest in Fairbanks Northwest Distribution Center (“the Property”). The Property consists of two newly constructed, Class-A industrial assets totaling 357,570 square feet located in the highly coveted and institutionally preferred Northwest Houston submarket. Building 1 spans 194,780 square feet, while Building 2 encompasses 162,790 square feet, with both facilities boasting efficient cross-dock configurations. The Property delivered in 2023 and is currently 79% leased to K W AUTOMOTIVE INC., a Texas corporation d/b/a Pro Parts Center and KidsTale Playgrounds. With 4.9 years of weighted average lease term remaining, the opportunity provides a steady income stream for potential investors via impressive 3.50% - 3.75% annual rental escalations.

Proximate to some of the fastest growing communities in the country, the Property offers unparalleled access to a vast workforce and sits at the heart of Houston’s geographical population. The Property’s infill Northwest location, with easy access to Beltway 8 and Highway 290, is the “Main-and-Main” destination for Houston’s industrial tenants serving the dense population in Northwest Houston.

Fairbanks Northwest Distribution Center offers investors a stable cash flow for 5.1 years paired with the unique value-add opportunity via lease-up of the remaining vacancy while capitalizing on the robust rent growth occurring in the Houston industrial market.

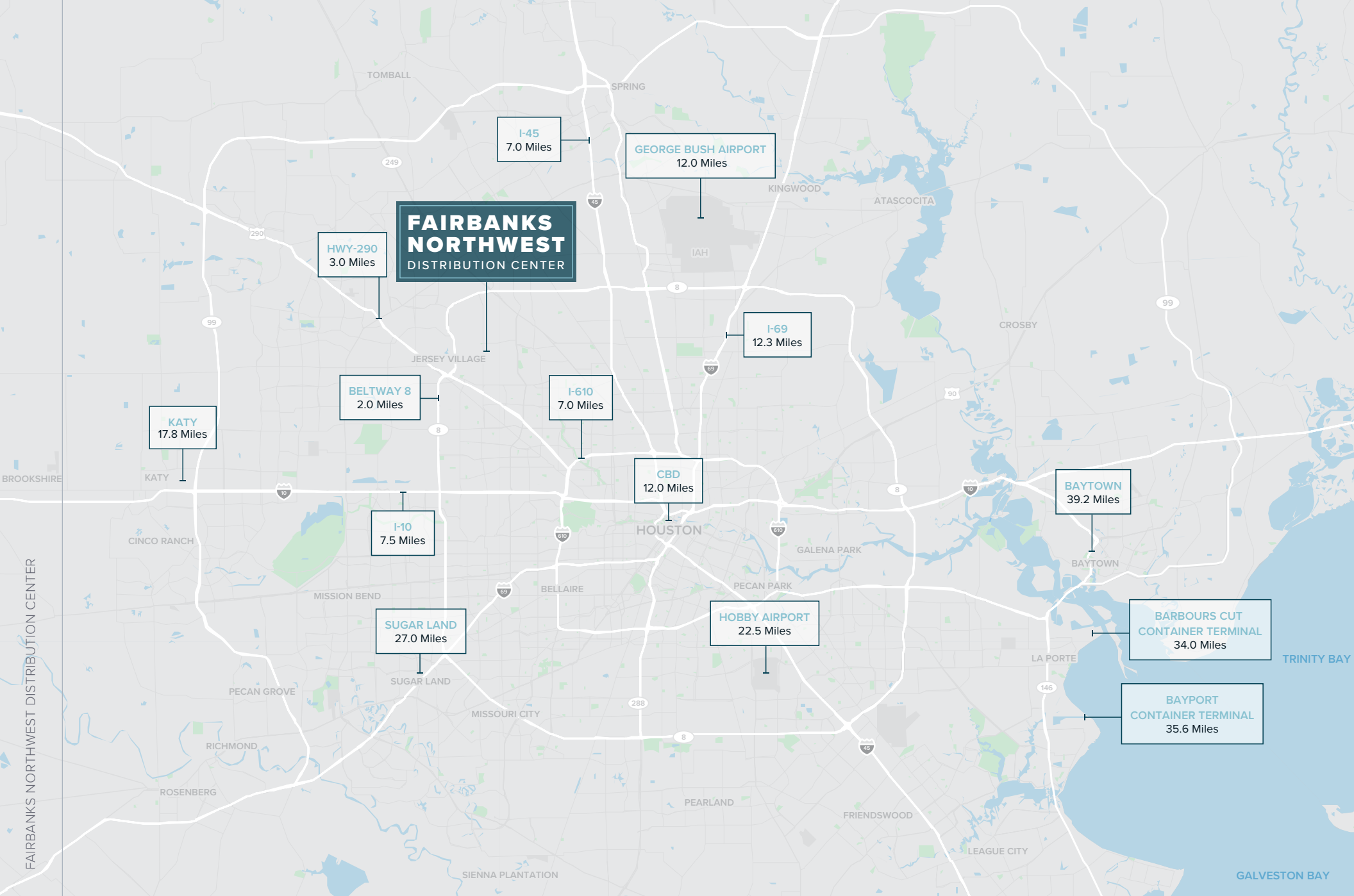


### PROPERTY SUMMARY

7810 Fairbanks N Houston Rd HOUSTON, TX 77040	Northwest SUBMARKET	357,570 (2 Bldgs) SIZE (SF)	3% OFFICE FINISH	79% OCCUPANCY	2023 YEAR BUILT	Cross-Dock CONFIGURATION
KidsTale Playgrounds & Pro Parts Center 2 TENANTS	4.9 Years WALT	32' CLEAR HEIGHT	252 Spaces CAR PARKING SPACES	111 Spaces TRAILER PARKING SPACES (3.1/10,000 SF)	23.4 Acres LAND SIZE	35.1% COVERAGE RATIO



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





# North Facing Aerial



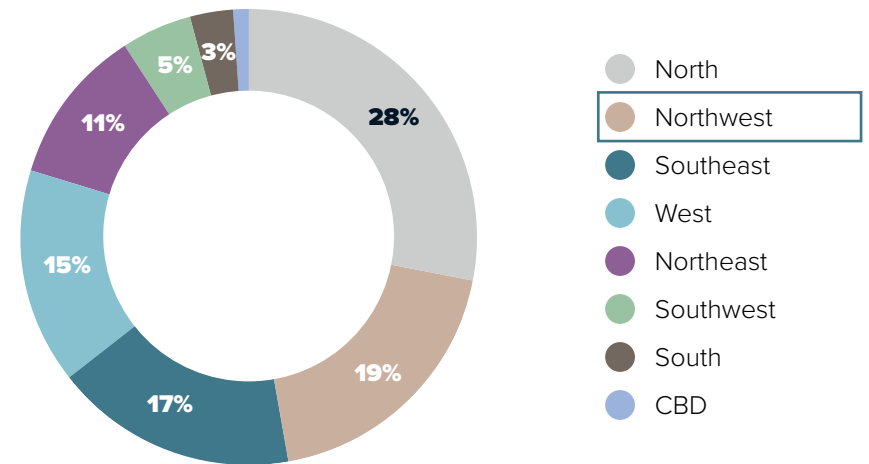


## ➤ Healthy Leasing and Submarket Fundamentals

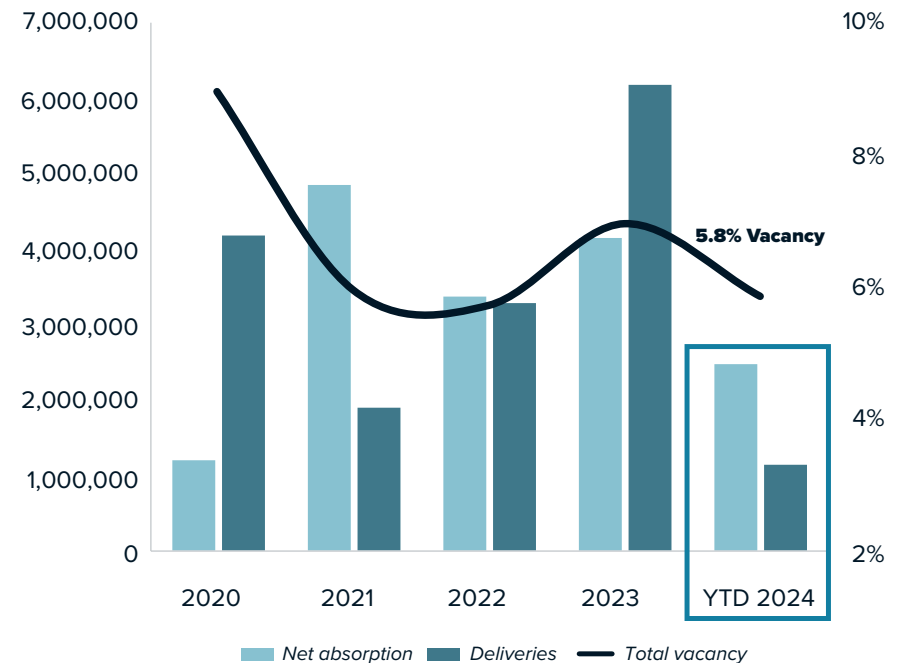
The Northwest is exhibiting great momentum with the third-lowest market vacancy and sustained leasing volumes. Leasing activity in the Northwest retained its position with the second-largest market share for both the quarter and the year thus far and its year-to-date net absorption more than doubled deliveries. In the absence of new inventory additions in Q3, the vacancy rate decreased by 40 basis points, settling at 5.8%. With vacancy well below the market average and recent deal activity likely to convert to occupancy gains, the Northwest submarket is poised for continued market success.



LEASING ACTIVITY BY SUBMARKET



SUPPLY, DEMAND & VACANCY



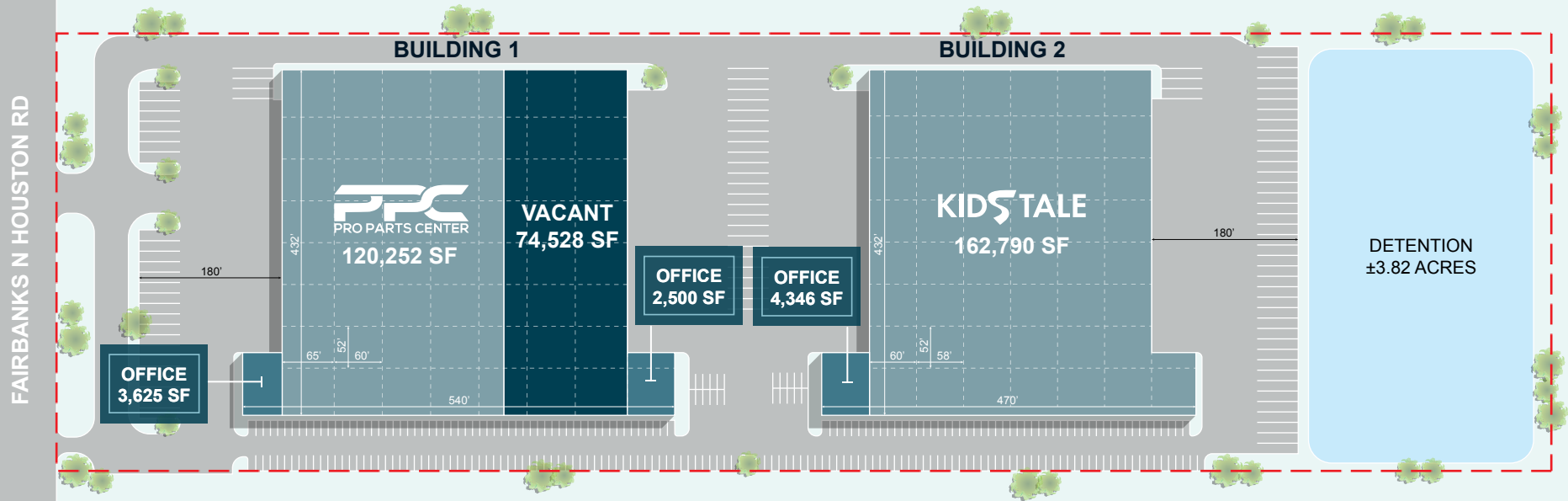


# Property Description

	BUILDING 1	BUILDING 2	PROPERTY SUMMARY
SIZE (SF):	194,780	162,790	357,570
OFFICE (SF):	6,125	4,346	10,471
OFFICE FINISH %:	3.3%	2.7%	3%
YEAR BUILT:	2023	2023	2023
WALT:	6.1	4.0	4.9 Years
LOADING CONFIGURATION:	Cross-Dock	Cross-Dock	Cross-Dock
CLEAR HEIGHT:	32'	32'	32'
BUILDING DIMENSIONS:	432' x 430'	482' x 350'	Various
COLUMN SPACING:	52' x 60'	52' x 58'	Various
SPEED BAYS:	65'	60'	60' - 65'
TRUCK COURT:	180' - 300' (shared)	180' - 300' (shared)	180' - 300' (shared)
DOCK DOORS:	36 (1.8/10,000 SF)	36 (2.2/10,000) SF	72
DRIVE-IN DOORS:	4	4	8
CAR PARKING:	126	126	252 Spaces
TRAILER PARKING:	49	62	111 Spaces
TENANT(S):	Pro Parts Center	KidsTale	Pro Parts Center & KidsTale
LAND SIZE:	23.4 Acres		23.4 Acres
COVERAGE RATIO:	35.1%		35.1%
CONSTRUCTION			
EXTERIOR WALLS:	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall
ROOF TYPE:	TPO Roof system	TPO Roof system	TPO Roof system
WARRANTY (EXPIRATION):	20-year warranty (2043)	20-year warranty (2043)	20-year warranty (2043)
MECHANICAL			
ELECTRICAL:	1,500 kVA	1,500 kVA	1,500 kVA
FIRE PROTECTION:	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System
WAREHOUSE LIGHTING:	Motion Sensor LED Lighting	Motion Sensor LED Lighting	Motion Sensor LED Lighting
EXTERIOR LIGHTING:	LED Wall Packs	LED Wall Packs	LED Wall Packs



## Site Plan



# > Contacts

## TRANSACTION TEAM

### Trent Agnew

Industrial Group Leader,  
Senior Managing Director  
+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  
+1 713 212 6546  
brooke.petzold@jll.com

### Gianna New

Analyst  
+1 713 243 3323  
gianna.new@jll.com

## TEXAS TEAM

### Tom Weber

Senior 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

### Witt Westbrook

Senior Director  
+1 254.595.1407  
witt.westbrook@jll.com

### Kyle Mueller

Senior Director  
+1 830 556 1270  
kyle.mueller@jll.com

## FINANCING

### Michael Johnson

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

## LEASING CONTACT

### Jason Dillee (CBRE)

Senior Vice President  
+1 713 577 1796  
jason.dillee@cbre.com



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

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