



# WORLD HOUSTON

INTERNATIONAL BUSINESS CENTER

15, 31A & 31B

Houston, TX



WORLD HOUSTON 15



WORLD HOUSTON 31B

**SUPERIOR  
REGIONAL  
CONNECTIVITY**

**PREMIER LOCATION  
WITHIN WORLD  
HOUSTON  
INTERNATIONAL  
BUSINESS CENTER**

**VERSATILE LIGHT  
INDUSTRIAL  
PRODUCT PRICED  
WELL BELOW  
REPLACEMENT  
COST**

**PROXIMATE TO  
GEORGE BUSH  
INTERCONTINENTAL  
AIRPORT**

**SMALL TO MID-  
SIZE INDUSTRIAL  
INVENTORY  
CONTINUES TO  
OUTPERFORM**

**ROBUST LEASING  
VELOCITY  
AND HEALTHY  
FUNDAMENTALS**

**DISTRIBUTION  
LOCATIONS WITHIN  
REACH OF 25  
MILLION RESIDENTS**



# THE OFFERING

JLL Capital Markets, on behalf of the seller, is pleased to offer qualified investors the opportunity to acquire three light industrial assets located in one of Houston's premier master-planned industrial parks, World Houston Intercontinental Business Center. The Portfolio is comprised of three rear-load industrial buildings totaling 100,402 square feet. World Houston Buildings 15, 31A, and 31B (the "Portfolio") are adjacent to George Bush Intercontinental Airport and conveniently located just 3.5 miles from the terminals in North Houston. The irreplaceable, infill location with immediate access to Beltway 8 position the Portfolio to cater towards Houston's light industrial tenants serving the dense population in the surrounding areas.

The Portfolio is home to a total of eleven tenants with suite sizes ranging from approximately 3,000 square feet to 17,000 square feet. Both the location and suite sizes within the Portfolio would be highly difficult and costly to replicate today, insulating the Portfolio from the future development pipeline.

Currently 85% leased with 3.5 years of weighted average lease term remaining, potential investors have the unique value-add opportunity to significantly grow NOI through the lease-up of remaining vacancies and a continued office pullback strategy.

## TRANSACTION SUMMARY

### NORTH

SUBMARKET

**100,402**

SIZE (SF)

**85%**

OCCUPANCY

**3.5 YEARS**

WALT

**2010**

AVERAGE YEAR BUILT

### REAR-LOAD

CONFIGURATION

**16'**

CLEAR HEIGHT

**67%**

OFFICE FINISH (%)

**344 SPACES |  
3.43/1,000 SF**

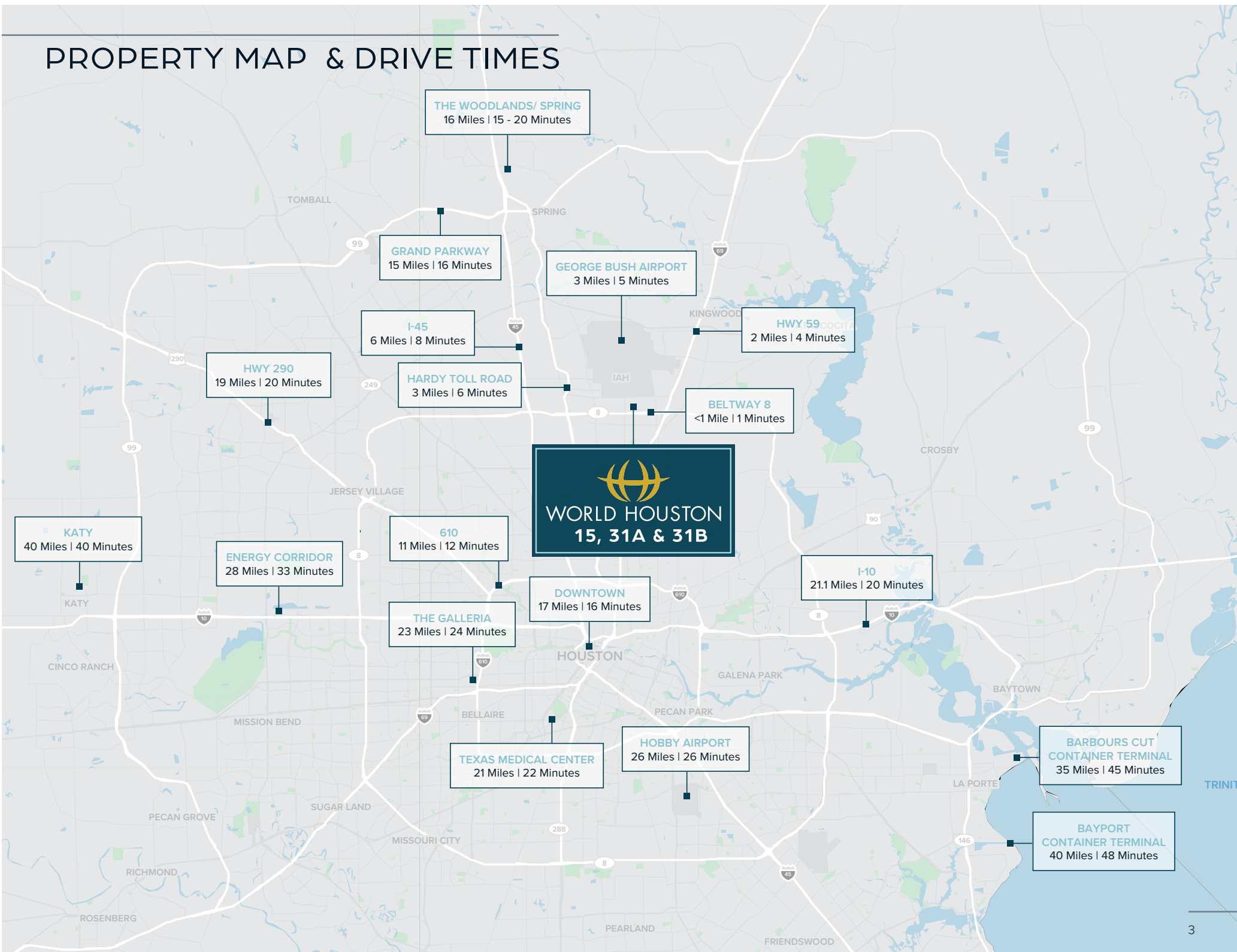
CAR PARKING

**10.89 ACRES**

LAND SIZE (ACRES)



# PROPERTY MAP & DRIVE TIMES





# PREMIER LOCATION WITHIN WORLD HOUSTON INTERCONTINENTAL BUSINESS CENTER



PORT OF HOUSTON

BLDG #

EASTGROUP  
PROPERTIES

WORLD HOUSTON PROPERTIES

**Atlas Copco**

Owner: EastGroup  
96,099 SF

**EQUUS**  
CAPITAL PARTNERS, LTD.

5203 AERO PARK DR  
88,930 SF

**USPS.COM**

DISTRIBUTION CENTER NORTH  
913,605 SF

**EVERWOOD**  
REAL ESTATE PARTNERS

15450 DIPLOMATIC PLAZA DR  
122,120 SF

**CEVA**  
LOGISTICS

Owner: Mapletree US Management  
441,429 SF

**LINK**

15351 VICKERY DR  
122,100 SF

**WORLD HOUSTON**

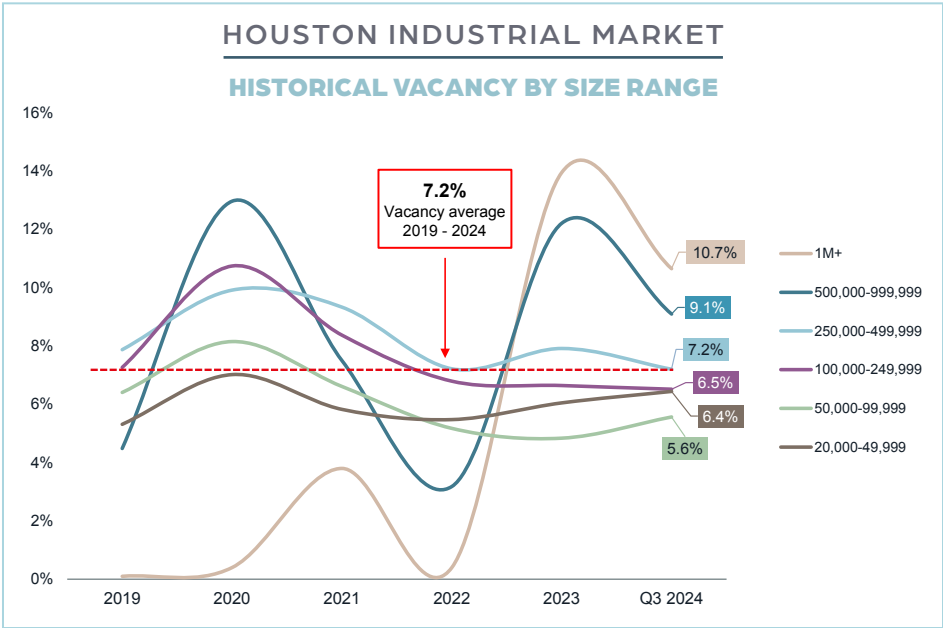
**WORLD HOUSTON**

The Property is located within World Houston Intercontinental Business Center, one of Houston's premier industrial parks that encompasses 361 acres and 3.8 million square feet of industrial space spread across 45 Class A buildings. The park is an architecturally-controlled, deed-restricted, planned corporate environment located just minutes from George Bush Intercontinental Airport, one of the nation's busiest airports. World Houston offers class-A warehouse buildings, hotels, and restaurants, all within an upscale park environment that accommodates the needs of businesses, employees, and visitors. The four-lane boulevards with highly landscaped esplanades offer excellent mobility for tenants throughout the park, and the location along Beltway 8 provides immediate accessibility throughout Houston.



# SMALL TO MID-SIZE INDUSTRIAL CONTINUES TO OUTPERFORM

Houston’s small to mid-size industrial inventory is outperforming the market with below-average vacancies. While large-tenant deals are quick to move the needle, it’s worth noting that over 75% of leases so far this year (by count) are smaller than 100,000 s.f. in size.



# WORLD HOUSTON 15

## PROPERTY SUMMARY

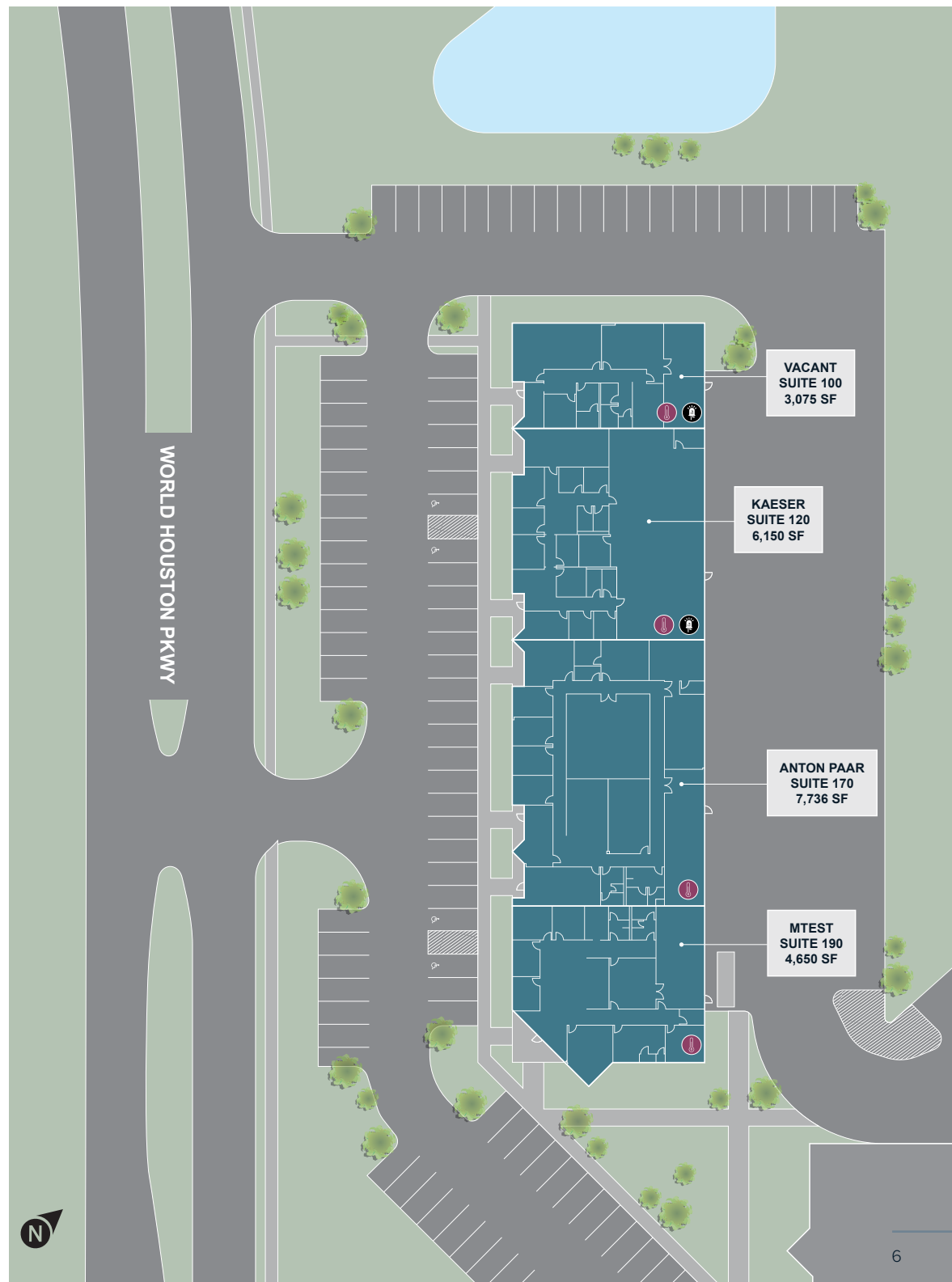
ADDRESS:	3955 World Houston Pkwy, Houston, TX 77032
SUBMARKET:	North
SIZE (SF):	21,611
OFFICE SF:	15,585
% OFFICE:	72%
YEAR BUILT:	2001
OCCUPANCY:	86%
# OF TENANTS (VACANCIES):	3 (1)
WALT:	3.6 Years
CLEAR HEIGHT:	16'
LOADING TYPE:	Rear-Load
DOCK DOORS:	8 Grade Level
TYPICAL COLUMN SPACING:	37'-5" x 41'
BUILDING DEPTH:	75'
TRUCK COURT:	70'
CAR PARKING:	89 Spaces   4.12/1,000 SF
LAND SIZE (ACRES):	2.79 Acres
COVERAGE RATIO:	17.8%

## CONSTRUCTION

CONSTRUCTION TYPE:	Concrete Tilt Wall Construction
ROOF:	TPO Overlay w/ 60' mil and 5" insulation board (2015)
ROOF WARRANTY EXPIRATION:	7/2/30

## MECHANICAL

HVAC:	100%
POWER:	3 Phase, 277/480V, 500 KVA Transformer
EXTERIOR LIGHTING:	LED
OFFICE LIGHTING:	LED or Flourescent Fixtures
WAREHOUSE LIGHTING:	LED, T-8, or T-5 High Bay Fixtures
FIRE SUPPRESSION:	Class IV Wet System





# WORLD HOUSTON 31A

## PROPERTY SUMMARY

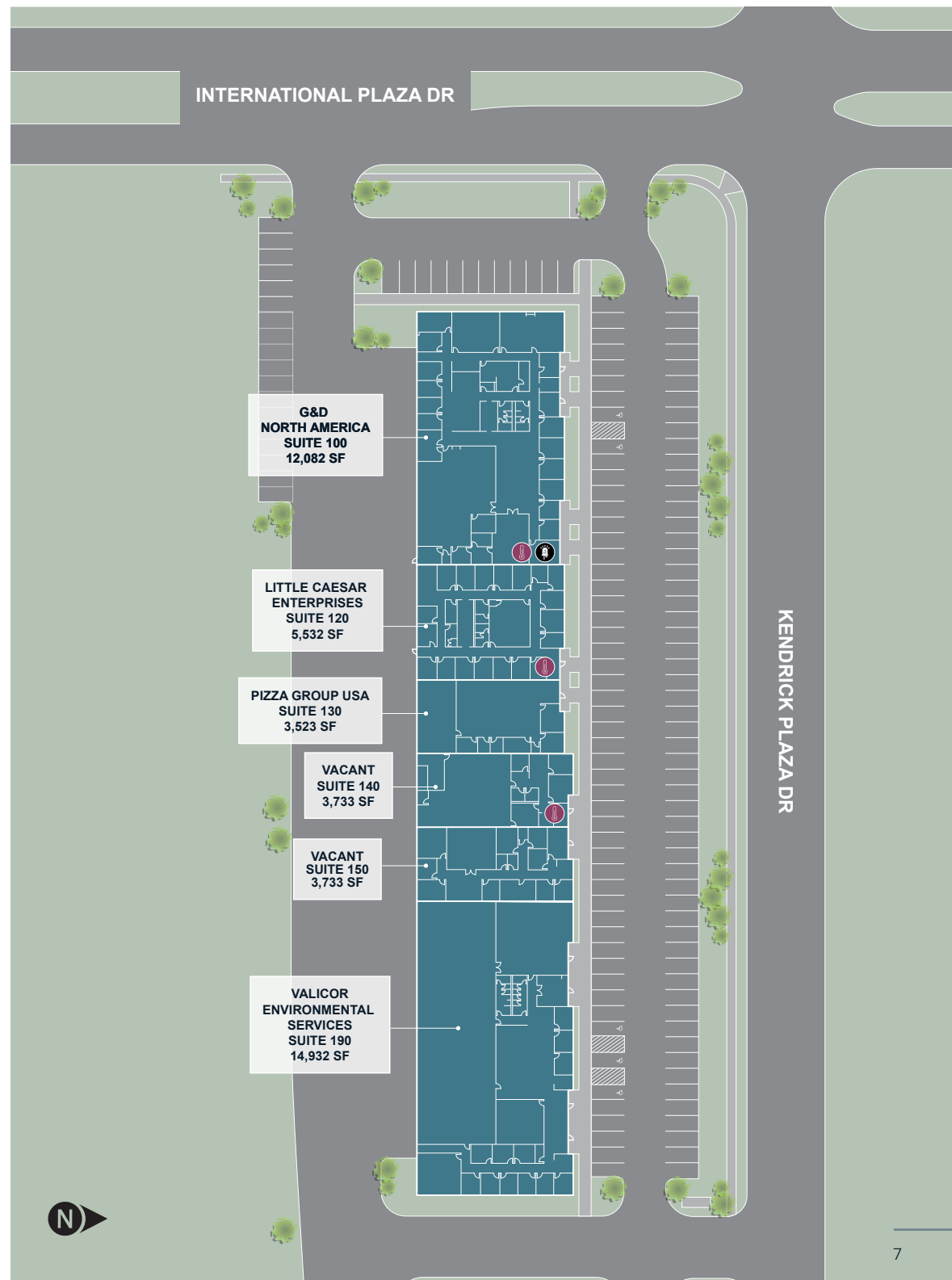
ADDRESS:	4540 International Plaza Dr, Houston, TX 77032
SUBMARKET:	North
SIZE (SF):	43,536
OFFICE SF:	31,872
% OFFICE:	73%
YEAR BUILT:	2011
OCCUPANCY:	83%
# OF TENANTS (VACANCIES):	4 (2)
WALT:	4.9 Years
CLEAR HEIGHT:	16'
LOADING TYPE:	Rear-Load
DOCK DOORS:	14 Grade Level
TYPICAL COLUMN SPACING:	42'-5"x45
BUILDING DEPTH:	85'-90'
TRUCK COURT:	70'
CAR PARKING:	140 Spaces   3.22/1,000 SF
LAND SIZE (ACRES):	4.50 Acres
COVERAGE RATIO:	22.2%

## CONSTRUCTION

CONSTRUCTION TYPE:	Concrete Tilt Wall Construction
ROOF:	TPO (2011)
ROOF WARRANTY EXPIRATION:	6/1/26

## MECHANICAL

HVAC:	Partial
POWER:	3 Phase, 277/480V, 1,000 KVA Transformer
EXTERIOR LIGHTING:	LED
OFFICE LIGHTING:	LED or Fluorescent Fixtures
WAREHOUSE LIGHTING:	LED, T-8, or T-5 High Bay Fixtures
FIRE SUPPRESSION:	Class IV Wet System



# WORLD HOUSTON 31B

## PROPERTY SUMMARY

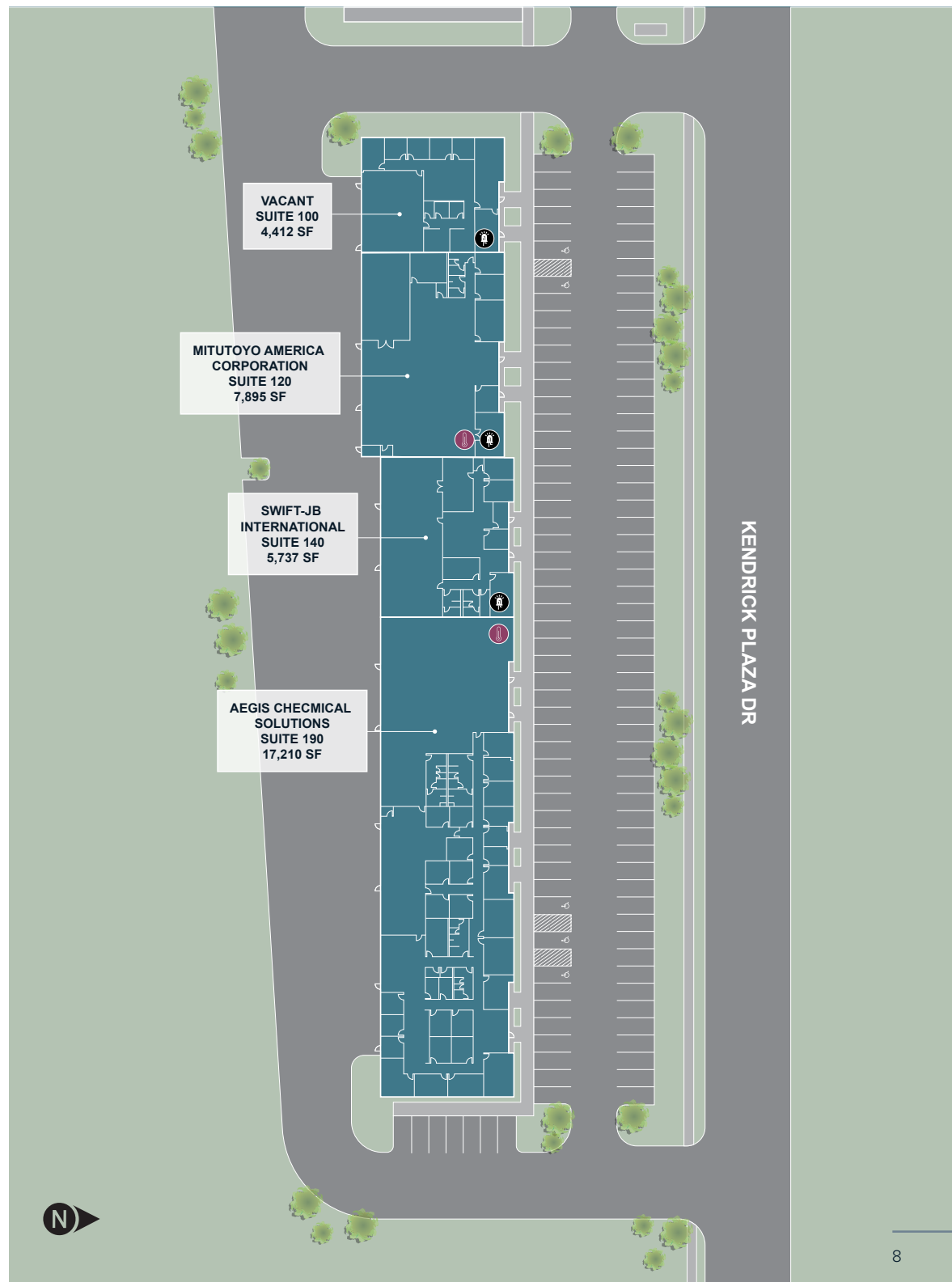
ADDRESS:	4560 Kendrick Plaza Dr, Houston, TX 77032
SUBMARKET:	North
SIZE (SF):	35,255
OFFICE SF:	19,467
% OFFICE:	55%
YEAR BUILT:	2012
OCCUPANCY:	88%
# OF TENANTS (VACANCIES):	3 (1)
WALT:	1.8 Years
CLEAR HEIGHT:	16'
LOADING TYPE:	Rear-Load
DOCK DOORS:	19 Grade Level
TYPICAL COLUMN SPACING:	41'8" x 35'
BUILDING DEPTH:	70'-75'
TRUCK COURT:	52'-71'
CAR PARKING:	115 Spaces   3.57/1,000 SF
LAND SIZE (ACRES):	3.60 Acres
COVERAGE RATIO:	22.5%

## CONSTRUCTION

CONSTRUCTION TYPE:	Concrete Tilt Wall Construction
ROOF:	TPO (2012)
ROOF WARRANTY EXPIRATION:	4/27/22

## MECHANICAL

HVAC:	Partial
POWER:	3 Phase, 277/480V, 500 KVA Transformer
EXTERIOR LIGHTING:	LED
OFFICE LIGHTING:	LED or Fluorescent Fixtures
WAREHOUSE LIGHTING:	LED, T-8, or T-5 High Bay Fixtures
FIRE SUPPRESSION:	Class IV Wet System





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