

# WEST 10 BUSINESS PARK

433,968 SF CLASS-A  
INDUSTRIAL PARK

100% LEASED TO TWO  
TENANTS WITH 5.7 YEARS  
OF WALT AND A 40%+  
MARK-TO-MARKET

ANCHORED BY  
INVESTMENT GRADE  
& CREDITWORTHY  
TENANCY

PREMIER LOGISTICS  
CORRIDOR

**Safelite**

28350 WEST TEN BLVD

**amazon**

28420 WEST TEN BLVD

Commerce Pkwy

Katy, TX



JLL



Stonelake  
CAPITAL PARTNERS



# THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee-simple interest in West Ten Business Park (the "Portfolio"). The Portfolio features two newly constructed, Class A distribution facilities totaling 433,968 square feet located in West Houston. The Portfolio delivered in 2019 and is 100% leased to Amazon.com Services, Inc. (S&P: AA) and Safelite Fulfillment, Inc. (Subsidiary of Safelite Group). Both tenants are on a long-term, triple net lease with 2.00% - 3.50% annual rental escalations and each have two (2), five (5)-year Fair Market Value renewal options. The Amazon lease features a full guaranty from the corporate parent entity, Amazon.com Inc. ("Amazon"; \$AMZN). Amazon and Safelite are both fully operational in the facilities.

Situated on 41.1 acres, the master-planned business park provides an unparalleled experience for many household users such as Igloo, Bel Furniture, & Goya Foods. The Amazon last mile facility encompasses 238,000 square feet and a 15-acre Amazon staging parking lot that was improved by Amazon at a cost of \$5.3 million. Given Amazon's unique flow-through last-mile distribution model, the asset provides remarkable circulation and logistics capabilities with a total of 1,081 Amazon parking spaces. Safelite expanded their footprint securing 195,968 square feet at West Ten Business Park, their largest lease in Houston thus far.

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. The Property's strategic West Houston location, with immediate access to Interstate-10, is the premier logistics corridor destination for Houston's industrial tenants serving the Texas Triangle with reach to over 25 million people in a few short hours.

West Ten Business Park presents investors with a unique opportunity to acquire a state-of-the-art master-planned business park in one of the most fundamentally strong markets in the country. This investment offers long-term, stable cash flow anchored by an investment grade tenant with 5.7 years of WALT and a 40%+ mark-to-market.



**28420 & 28350**  
**WEST TEN BLVD KATY, TX**

Property Address

**WEST**  
Submarket

**433,968 (2 BLDGS)**  
Size

**4.4%**  
Office Finish

**100%**  
Occupancy

**2019**  
Year Build

**CROSS-DOCK**  
Configuration

**AMAZON.COM SERVICES, INC. &  
SAFELITE FULFILLMENT, INC.**

Tenants

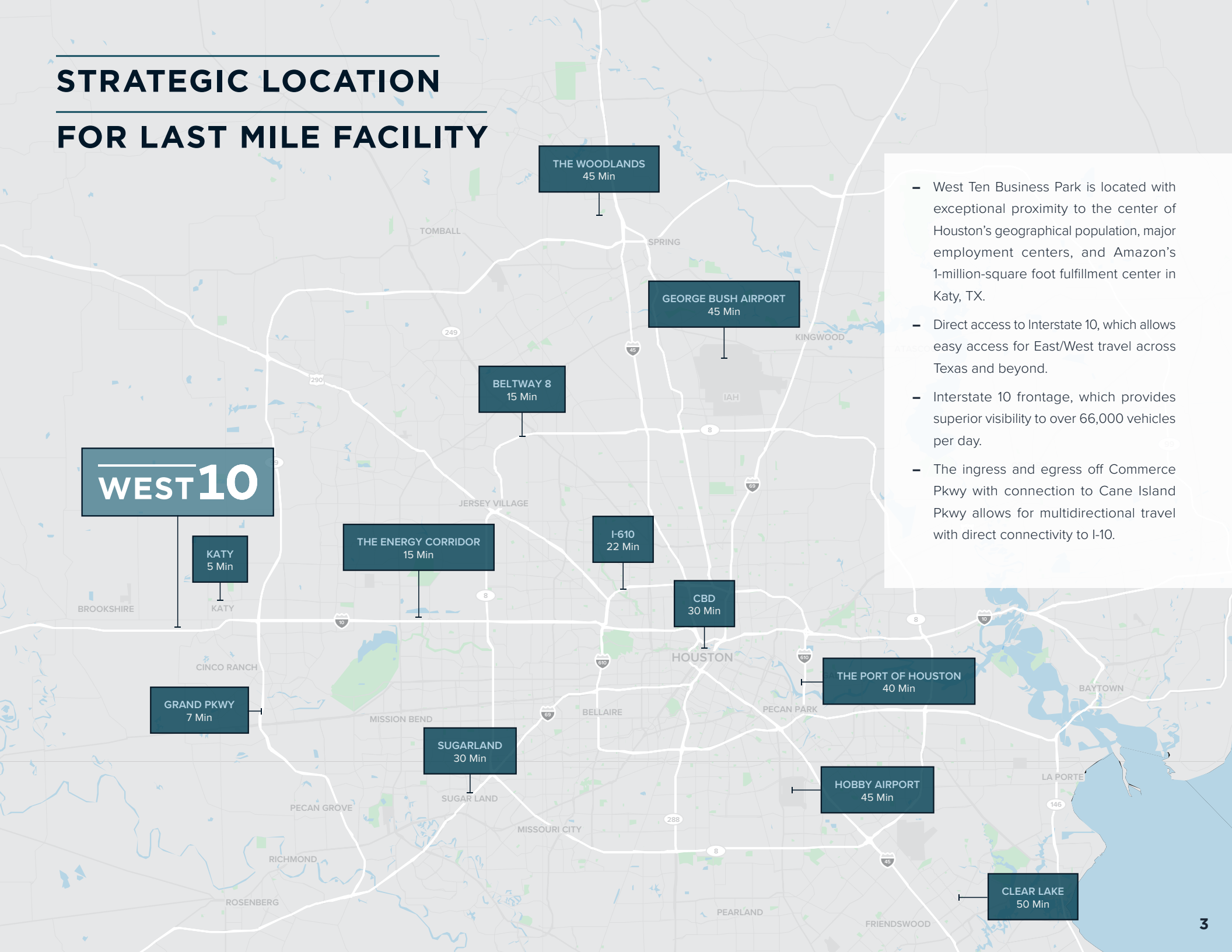
**5.7 YEARS**  
WALT

**32'**  
Clear Height

**41.1 ACRES**  
Land Size

**24.2%**  
Coverage Ratio

# STRATEGIC LOCATION FOR LAST MILE FACILITY



- West Ten Business Park is located with exceptional proximity to the center of Houston's geographical population, major employment centers, and Amazon's 1-million-square foot fulfillment center in Katy, TX.
- Direct access to Interstate 10, which allows easy access for East/West travel across Texas and beyond.
- Interstate 10 frontage, which provides superior visibility to over 66,000 vehicles per day.
- The ingress and egress off Commerce Pkwy with connection to Cane Island Pkwy allows for multidirectional travel with direct connectivity to I-10.



# EAST FACING AERIAL



**SOUTHERN GLAZER'S  
WINE & SPIRITS**  
East Region  
**525 CANE ISLAND PKY**  
680,569 SF



**INSITE**  
**616 CANE ISLAND PKY**  
80,000 SF

WHISPERING LAKES COMMUNITY



**PEPPERL+FUCHS**  
**502 CANE ISLAND PKY**  
110,000 SF



**EMBARK**



**USLED**  
Always the Right Choice!



**GREENTECH**  
RENEWABLES  
GOING BEYOND SUPPLY

**INSITE**

**500 MORRIS OLIVER WAY**  
197,400 SF



**BUC-EE'S**



**Safelite**  
**28350 WEST TEN BLVD**



**amazon**  
**28420 WEST TEN BLVD**

Cane Island Pkwy

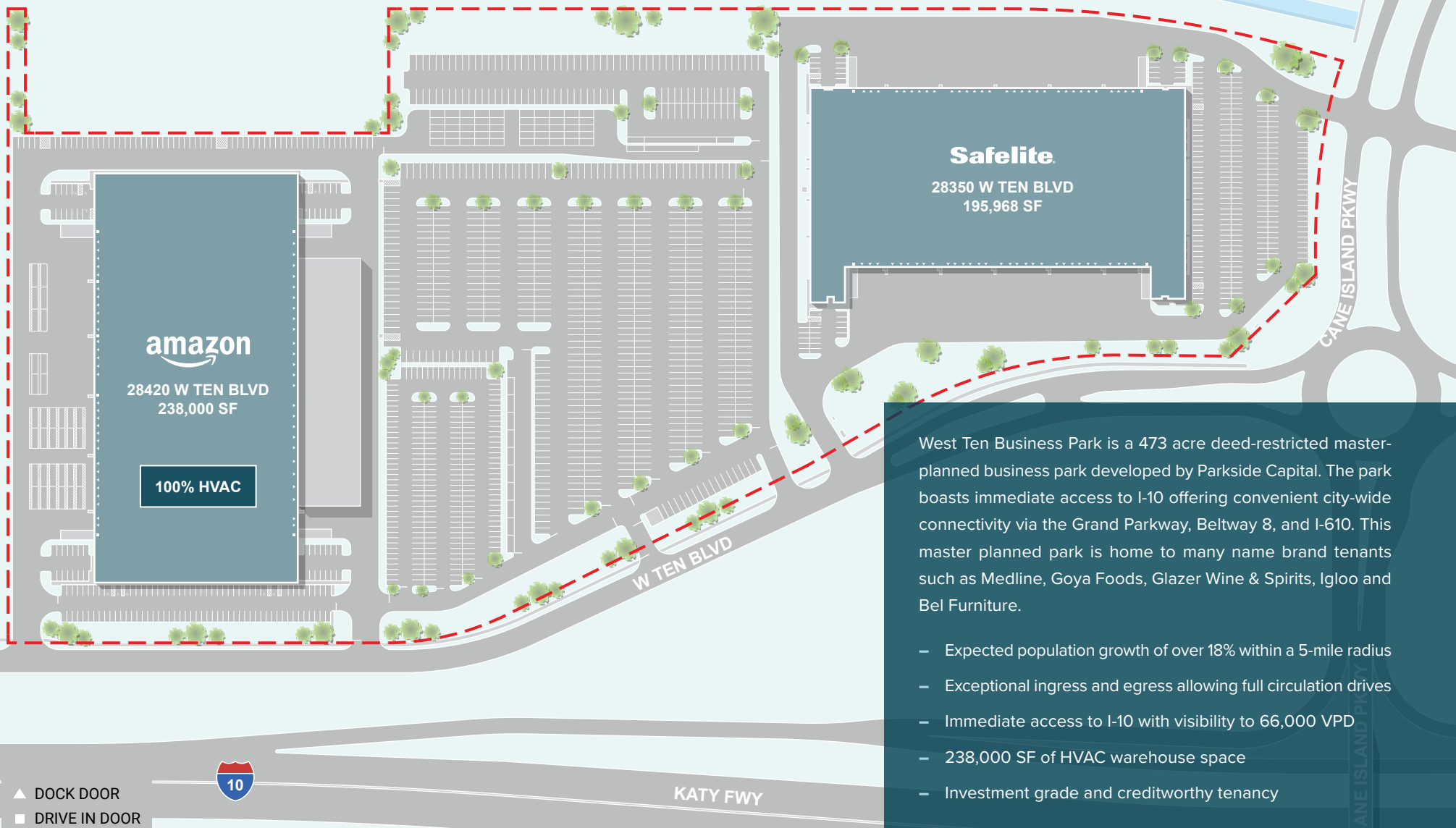
Commerce Pkwy

10

10



# IDEAL POSITIONING WITHIN MASTER PLANNED BUSINES PARK



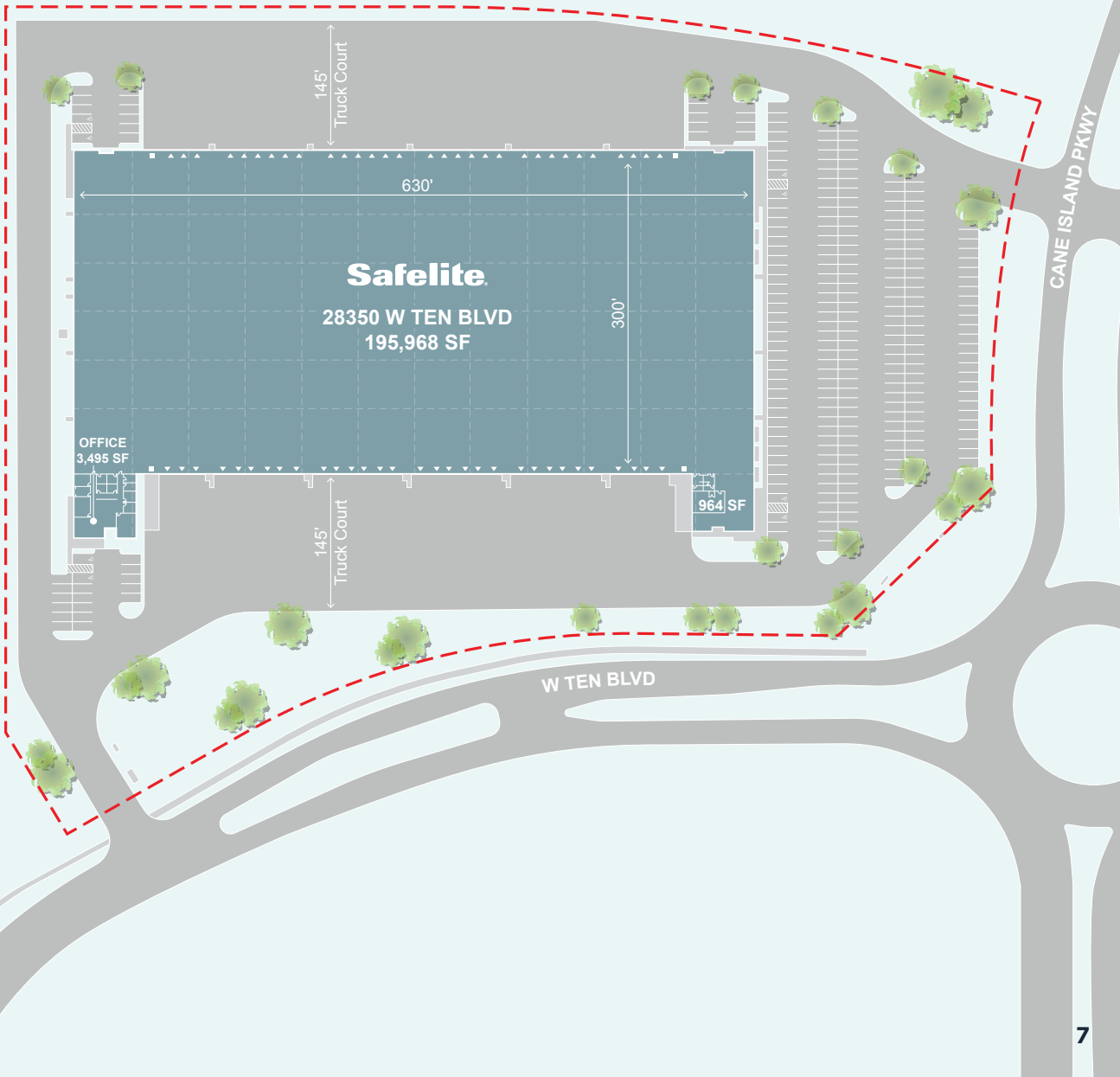
# AMAZON PROPERTY DESCRIPTION & SITE PLAN



ADDRESS:	28420 West Ten Blvd
SIZE (SF):	238,000
OFFICE (SF):	14,518
OFFICE FINISH %:	6.1%
LAND SIZE:	27.5
COVERAGE RATIO:	19.9%
YEAR BUILT:	2019
TERM REMAINING:	5.0 Years
CLEAR HEIGHT:	32'
BUILDING DIMENSIONS:	340' x 702'
COLUMN SPACING:	50' x 52'
TRUCK COURT:	135'
DOCK-HIGH DOORS:	55
DRIVE IN DOORS:	4
PARKING SPACES:	1,081
TENANT(S):	Amazon
LIGHTING:	LED
ELECTRICAL:	3,000 amp, 480/277, 3P, 4W electrical service
FIRE PROTECTION:	ESFR
ROOF TYPE:	60 mil TPO
WARRANTY (EXPIRATION):	14 Year (2042)
CONSTRUCTION:	Concrete Tilt-Wall
HVAC:	100%

# SAFELITE PROPERTY DESCRIPTION & SITE PLAN

ADDRESS:	28350 West Ten Blvd
SIZE (SF):	195,968
OFFICE (SF):	4,714
OFFICE FINISH %:	2.4%
LAND SIZE:	13.6
COVERAGE RATIO:	33.0%
YEAR BUILT:	2019
TERM REMAINING:	6.6 Years
CLEAR HEIGHT:	32'
BUILDING DIMENSIONS:	630' x 300'
COLUMN SPACING:	45' x 52'
TRUCK COURT:	145'
DOCK-HIGH DOORS:	64
DRIVE IN DOORS:	2
PARKING SPACES:	260
TENANT(S):	Safelite
LIGHTING:	LED
ELECTRICAL:	4,000-amp, 480-volt, 3 phase service
FIRE PROTECTION:	ESFR
ROOF TYPE:	60 mil TPO
WARRANTY (EXPIRATION):	15 Year (2041)
CONSTRUCTION:	Concrete Tilt-Wall



- DOCK DOOR
- ▲ DRIVE IN DOOR

# CONTACTS

## HOUSTON TEAM

**Trent Agnew, SIOR**  
Industrial Group Leader,  
Senior Managing Director  
+1 713 852 3431  
trent.agnew@jll.com

**Charlie Strauss, SIOR**  
Managing 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

## TEXAS TEAM

**Tom Weber**  
Director  
+1 713 852 3495  
tom.weber@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 CONTACT

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



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

*Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.*

*For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYS. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).*