

CLAY CAMPBELL BUSINESS PARK

228,900 SF

3.9 YEARS OF WALT

17%+ MARK-TO-MARKET

IRREPLACEABLE, INFILL
NORTHWEST HOUSTON
LOCATION

INSTITUTIONALLY
PREFERRED SUBMARKET
SURROUNDED BY BEST-IN-
CLASS OWNERSHIP

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

VALUE-ADD
OPPORTUNITY VIA
MARKING RENTS
TO MARKET

FUNCTIONAL LIGHT-
INDUSTRIAL PRODUCT
PRICED BELOW
REPLACEMENT COST

PREMIER BUSINESS PARK
WITH EXCEPTIONAL
HISTORICAL OCCUPANCY



THE OFFERING

JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Clay Campbell Business Park (the “Property”). Clay Campbell Business Park is an extremely infill 228,900 square foot front-load industrial asset located in Northwest Houston proximate to Beltway 8 and Highway 290. The Property is 100% occupied to three tenants with 3.9 years of weighted average lease term remaining.

The Property’s infill location with convenient access to Beltway 8 and Highway 290 is a highly desirable destination for Houston’s industrial tenants. This is exemplified by the Property’s 100% ten year historical occupancy average and the surrounding quality of tenancy and ownership (which includes Amazon, Office Depot, H-E-B, Prologis, Blackstone, & Clarion). The Property’s largest tenant is dedicated to the immediate area with a 134K square foot headquarters just across the street.

With a 17%+ average mark-to-market opportunity upon tenant expiration, new ownership has the opportunity to acquire an infill business park and capitalize on the robust rent growth occurring in the Houston industrial market.



9500-9540 CLAY RD

Property Address

HOUSTON, TX

Location

228,900 SF

Total Building SF

7%

Approximate Office %

100%

Occupancy

FRONT-LOAD

Loading Configuration

1982

Year Built

3

Tenants

3.9 YEARS

WALT

22'

Clear Height

104

Car Parking Spaces

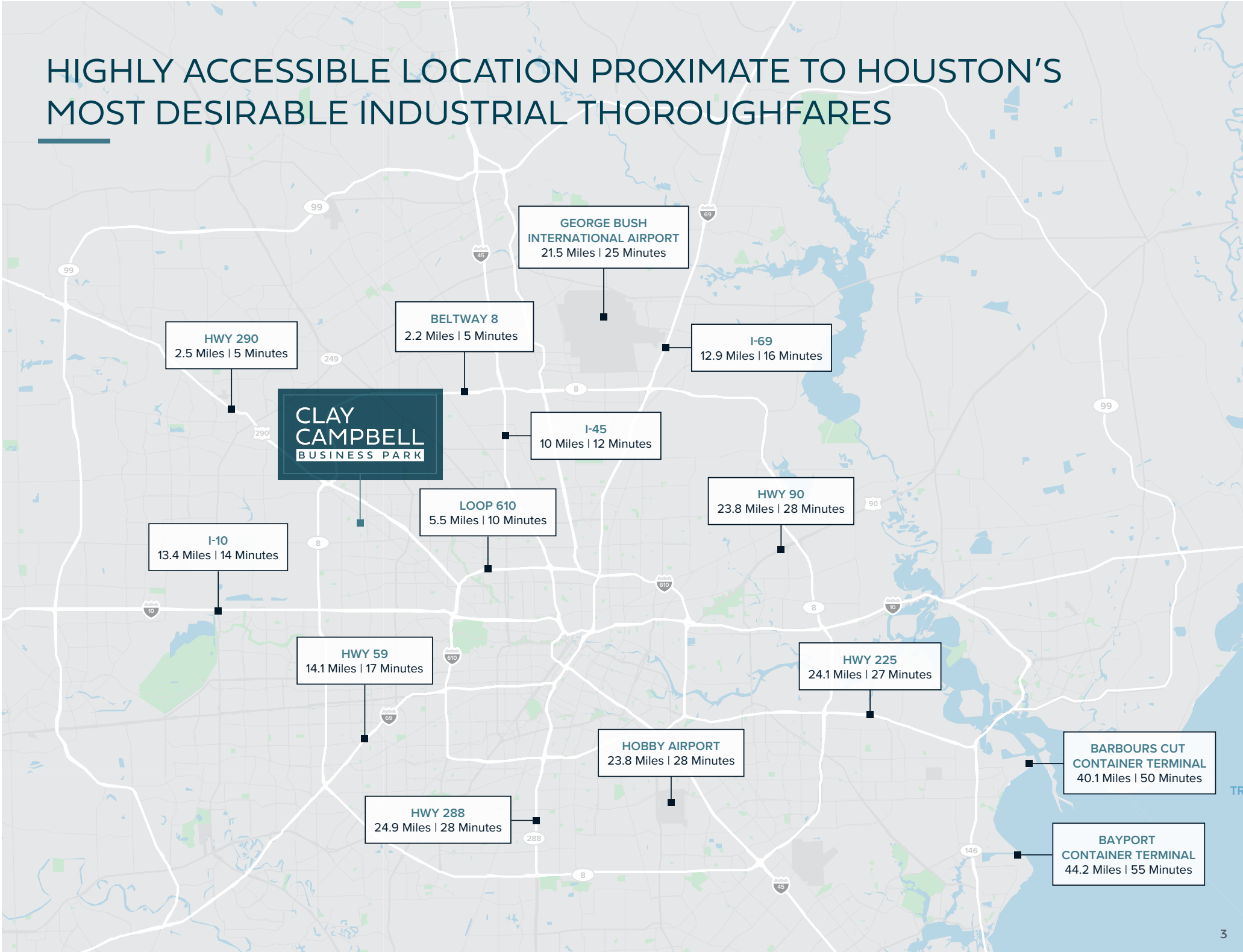
10.56 ACRES

Land Size

49.8%

Coverage Ratio

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



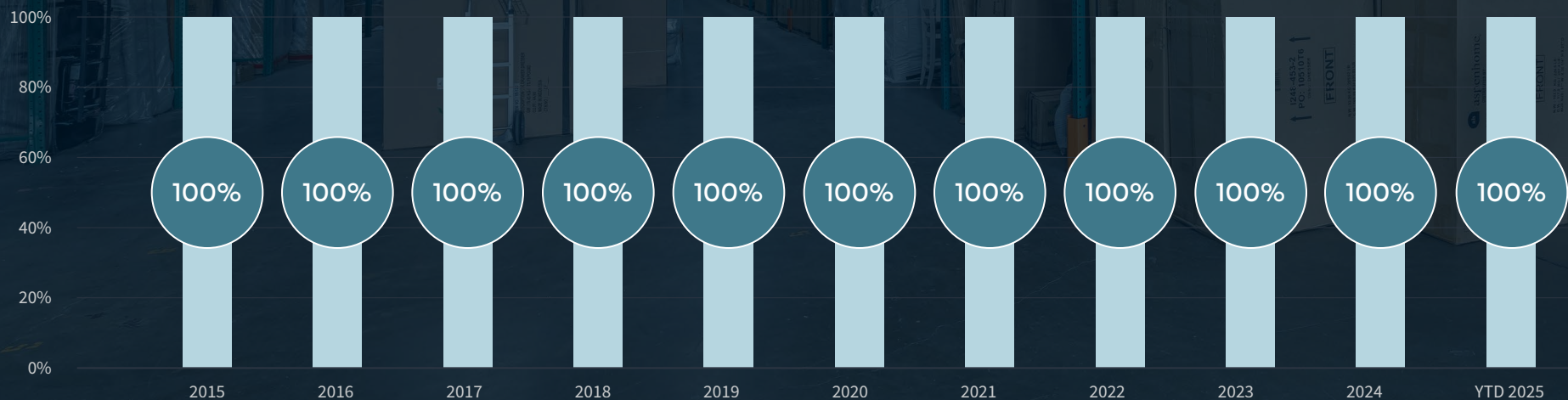
INSTITUTIONALLY PREFERRED SUBMARKET SURROUNDED BY BEST-IN-CLASS OWNERSHIP



PREMIER BUSINESS PARK WITH EXCEPTIONAL HISTORICAL OCCUPANCY

Clay Campbell Business Park has a track record of maintaining consistently high occupancy levels due to its highly sought-after location and excellent accessibility. This reflects its ability to attract and retain a diverse tenant mix, ensuring a stable positive income stream for new ownership with a 100% average 10 year historical occupancy.

HISTORICAL OCCUPANCY



PROPERTY DESCRIPTION

BUILDING SPECIFICS

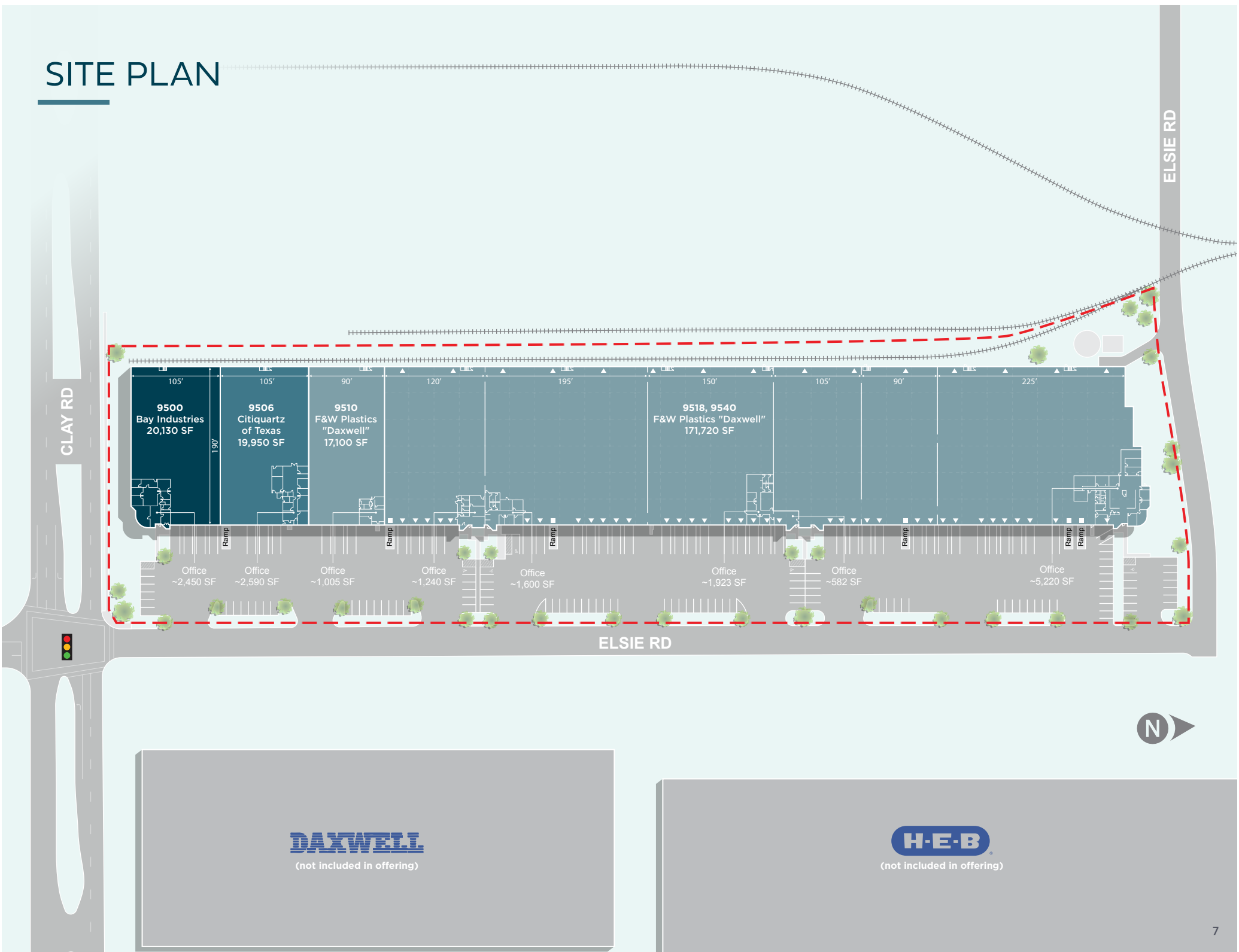
| | |
|---------------------|---|
| Building Address | 9500-9540 Clay Rd |
| Building Location | Houston TX |
| Building Size | 228,900 SF |
| Office Finish | ± 7% |
| Year Built | 1982 |
| Occupancy | 100% |
| # Of Tenants | 3 |
| WALT | 3.9 Years |
| Clear Height | 22' |
| Building Dimensions | 1215' x 190' |
| Typical Bay Spacing | 30' x 32' |
| Contruction Type | Concrete tilt-up panels of aggregate |
| Roof Type | Modified bitumen/ BUR base sheet/ roofing felts & asphalt/ modified bitumen cap sheet |
| Roof Age | 16 years old (2009 new roof) |
| Roof Warranty Exp. | 1/16/29 |
| Foundation | Poured concrete slab |
| HVAC | Roof-mounted package units; electric cooling |
| Fire Protection | 100% sprinklered, (6) 6" Wet Type Automatic Fire Sprinkler Systems |
| Dock Doors | 45 dock doors |
| Ramps | 7 ramps (1 ramp is a pony ramp at Bay Industries space) |
| Dock Configuration | Front-Load |
| Electrical Service | 277/480 Volt 3 phase service. Each tenant separately metered. |

SITE SPECIFICS

| | |
|---------------|-------------|
| Site Area | 10.56 Acres |
| Site Coverage | 49.8% |
| Car Parking | 104 spaces |
| Truck Court | 105' |



SITE PLAN



DAXWELL
(not included in offering)

H-E-B
(not included in offering)

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