

NxNW

HOUSTON PORTFOLIO

1.0 MILLION SF | CLASS A LOGISTICS

27%+ MARK-TO-MARKET | 2.8 YEARS WALT

2016 AVG. VINTAGE | HOUSTON, TX



CENTRAL GREEN CORPORATE CENTER

NORTH HOUSTON LOGISTICS CENTER - BLDG G



WEST LITTLE YORK



THE OFFERING

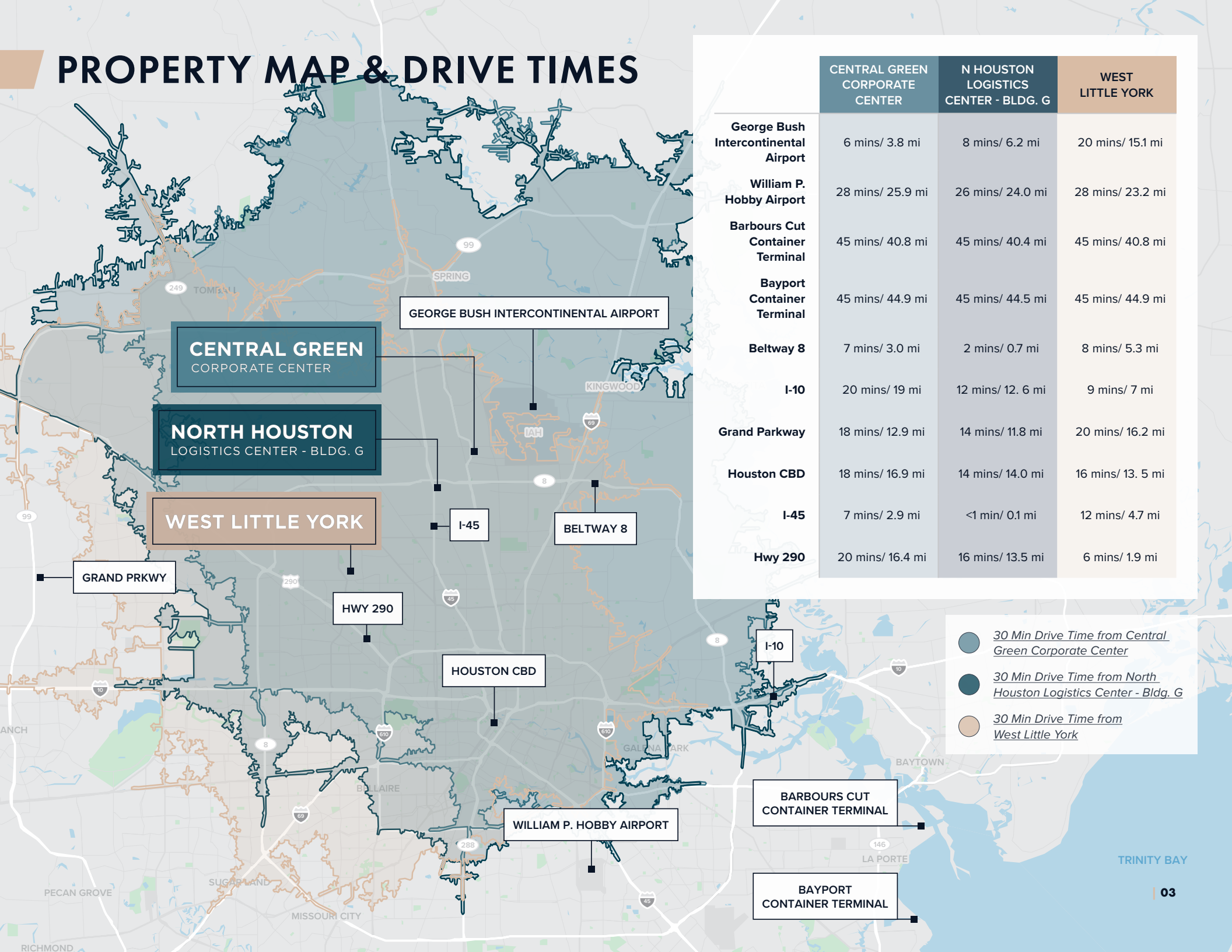
JLL capital markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee simple interest in The NxNW Houston Portfolio (the “Portfolio”). Featuring 1,020,722 square feet of premier Class-A logistics space in one of the nations leading industrial markets, Houston, Texas. The Portfolio includes six recently constructed industrial buildings featuring incredibly diverse site plans with cross-dock, rear-load, and front-load configurations. The Portfolio is currently 95% leased to 10 tenants with 2.8 years of weighted average lease term remaining and a 27%+ average in-place mark-to-market opportunity.

The Portfolio is situated in the North and Northwest submarkets of Houston, which are two of Houston’s leading and most institutionally preferred submarkets. Central Green Corporate Center is a master planned Business Park proximate to George Bush Intercontinental Airport with direct access to Hardy Toll Road and Rankin Road providing connectivity to Interstate 45 and Beltway 8. Just on the south side of Beltway 8, North Houston Logistics Center - Bldg G also sits in a larger master planned Business Park and benefits from direct frontage along I-45. The Portfolio also includes West Little York, which is situated just north of Highway 290 in the crosshairs of Houston’s westward migration: the Northwest submarket.

The various highly-sought after locations across the Houston MSA offer tenants easy access to Interstate-45, Beltway 8, and Highway 290 enabling connectivity to the broader Houston MSA and ease of mobility to the larger Texas Triangle. With a 27%+ in-place mark-to-market opportunity, the NxNW Houston Portfolio allows investors to establish a strategic presence in a market-leading region while leveraging Houston’s impressive rent growth trajectory over the past five years.

	CENTRAL GREEN CORPORATE CENTER	NORTH HOUSTON LOGISTICS CENTER - BLDG G	WEST LITTLE YORK	TOTALS / AVERAGE
Property Address	16501-16607 Central Green Blvd	30 Esplanade Boulevard	6401 West Little York Road	NxNW Houston Portfolio
Size (SF)	516,134	351,400	153,188	1,020,722
# of Buildings	4	1	1	6
Occupancy	91%	100%	100%	95%
Submarket	North	North	Northwest	North & Northwest
Year Built	2007 - 2014	2020	2019	2016 Avg.
Configuration	Cross-Dock & Rear-Load	Cross-Dock	Inverted Front-Load	Cross-Dock, Rear-Load, & Inverted Front-Load
WALT	2.8 Years	3.2 Years	1.8 Years	2.8 Years
Clear Height	26' Avg.	36'	30'	30'
Office Finish	9%	3%	6%	6%
Car Parking Spaces	521	205	165	891
Land Size	28.0 Acres	17.7 Acres	10.7 Acres	56.4 Acres

PROPERTY MAP & DRIVE TIMES



	CENTRAL GREEN CORPORATE CENTER	N HOUSTON LOGISTICS CENTER - BLDG. G	WEST LITTLE YORK
George Bush Intercontinental Airport	6 mins/ 3.8 mi	8 mins/ 6.2 mi	20 mins/ 15.1 mi
William P. Hobby Airport	28 mins/ 25.9 mi	26 mins/ 24.0 mi	28 mins/ 23.2 mi
Barbours Cut Container Terminal	45 mins/ 40.8 mi	45 mins/ 40.4 mi	45 mins/ 40.8 mi
Bayport Container Terminal	45 mins/ 44.9 mi	45 mins/ 44.5 mi	45 mins/ 44.9 mi
Beltway 8	7 mins/ 3.0 mi	2 mins/ 0.7 mi	8 mins/ 5.3 mi
I-10	20 mins/ 19 mi	12 mins/ 12. 6 mi	9 mins/ 7 mi
Grand Parkway	18 mins/ 12.9 mi	14 mins/ 11.8 mi	20 mins/ 16.2 mi
Houston CBD	18 mins/ 16.9 mi	14 mins/ 14.0 mi	16 mins/ 13. 5 mi
I-45	7 mins/ 2.9 mi	<1 min/ 0.1 mi	12 mins/ 4.7 mi
Hwy 290	20 mins/ 16.4 mi	16 mins/ 13.5 mi	6 mins/ 1.9 mi

-  30 Min Drive Time from Central Green Corporate Center
-  30 Min Drive Time from North Houston Logistics Center - Bldg. G
-  30 Min Drive Time from West Little York

CENTRAL GREEN CORPORATE CENTER AERIAL



IAH GEORGE BUSH
INT'L AIRPORT

KKR
Meiborg
392,480 SF

PROLOGIS
657,500 SF

CRANE **CALPINE**
WORLDWIDE LOGISTICS
Crane Capital Group
632,401 SF

PROLOGIS
Honeywell
63,600 SF

PROLOGIS
Crane Capital Group
64,800 SF

PROLOGIS
NACC
70,060 SF

mapleiree
50,000 SF

mapleiree
142,420 SF

PROLOGIS
Transcend Solutions
103,385 SF

KKR
Meiborg
235,600 SF

CENTRAL GREEN
CORPORATE CENTER

PROLOGIS
UnivarSolutions
78,326 SF

PROLOGIS
Compliance Center
70,060 SF

PROLOGIS
Enduro
117,603 SF

IDI Logistics
Central Green Corporate Center Bldg. 9
76,692 SF | Under Construction

IDI Logistics
Central Green Corporate Center Bldg. 9
76,692 SF | Under Construction

PROLOGIS
Hydraquip
197,707 SF

PROLOGIS
McNichols
84,630 SF

Hardy-Toll Road Airport Connector (26,078 VPD)

NORTH HOUSTON LOGISTICS CENTER AERIAL



SPENCER
303 GILLESPIE
138,000 SF

Coca-Cola
934,352 SF

JOHNSON DEVELOPMENT ASSOCIATES, INC. **BGI**
PINTO BUSINESS PARK
238,020 SF

JOHNSON DEVELOPMENT ASSOCIATES, INC. **DEUFOL**
PINTO BUSINESS PARK II
209,450 SF

TIAA
BUILDER'S CHOICE
FALLBROOK 2
193,000 SF

TIAA *Flexitallic*
BNSF LOGISTICS
PLAZA VERDE 1 & 2
264,642 SF

Sysco
SYSCO HOUSTON
739,141 SF

EQUUS
CAPITAL PARTNERS, LTD.
ATD
AMERICAN TIRE DISTRIBUTORS
PARK 845 CROSSING A
52,171 SF

EQUUS
CAPITAL PARTNERS, LTD.
COASTAL HVAC SUPPLY
PARK 845 CROSSING B & C
211,880 SF

EQUUS
CAPITAL PARTNERS, LTD.
VISTAR
PARK 845 CROSSING D
244,864 SF

EQUUS
CAPITAL PARTNERS, LTD.
MAXAM
PARK 845 CROSSING E
244,550 SF

NORTH HOUSTON
LOGISTICS CENTER - BLDG. G

Emser Tile
10433 ELLA
601,426 SF

COHEN **PSS** **T**
ELLERIE LOGISTICS CENTER 1
358,567 SF

MIRAE ASSET
Global Investments
amazon
AMAZON
FULFILLMENT CENTER
855,000 SF

Hines
Keurig Dr Pepper
PINTO 23
282,190 SF

COHEN
Red Bull
CARTER CROSSING
137,171 SF

PROLOGIS
LOWE'S
GREENS PARKWAY 1
213,218 SF

LBA
hellmann
HERCULES INTERNATIONAL
PARK 8
242,760 SF

STAG
INDUSTRIAL
BUCKEYE PARTNERS, L.P.
10343 ELLA
250,000 SF

TIAA
Kitchen Cabinet Distributors
AERONET
WORLDWIDE
FALLBROOK 1
501,349 SF

TIAA
HDSUPPLY
GREENS CROSSING I
632,368 SF

WEST LITTLE YORK AERIAL



LARGE-SCALE OPPORTUNITY

At over 1 million square feet of premier Class-A logistics space, the Portfolio offers investors the unique opportunity to plant a flag or materially increase their footprint in one of the strongest industrial markets in the country through a single transaction. All three assets provide significant in-place cash flow with upside via a 27%+ average in-place mark-to-market opportunity.



CENTRAL GREEN CORPORATE CENTER



WEST LITTLE YORK

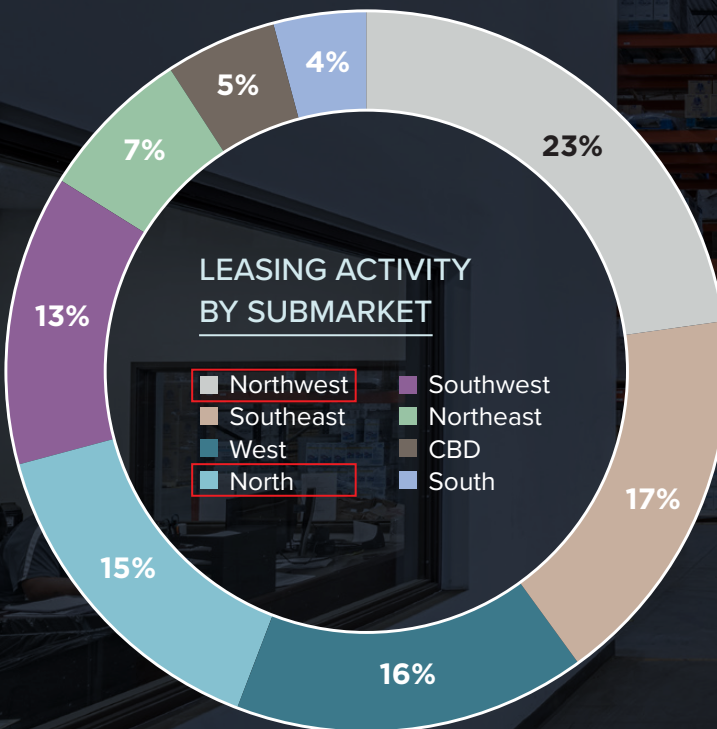


ROBUST LEASING VELOCITY AND HEALTHY FUNDAMENTALS

HOUSTON'S HEALTHY MARKET CONDITIONS CONTINUED INTO Q2 2025, AS SUPPLY AND DEMAND REMAINED IN TANDEM KEEPING VACANCY STABLE AT 6.3%.

Total vacancy was flat at 6.3% as occupancy gains and deliveries were relatively balanced (5.4 million s.f. vs. 6.1 million s.f. YTD); vacancy remained well below the five-year average of 7.2%.

The North and Northwest submarkets are the strongest in 2025 YTD leading with approximately 38% of all leasing activity.



CENTRAL GREEN CORPORATE CENTER

PORTFOLIO PROPERTY DESCRIPTION

PROPERTY SUMMARY	CENTRAL GREEN CORPORATE CENTER	NORTH HOUSTON LOGISTICS CENTER - BLDG G	WEST LITTLE YORK	TOTALS / AVERAGE
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YEAR BUILT:	2007 - 2014	2020	2019	2016 Avg.
WALT:	2.8 Years	3.2 Years	1.8 Years	2.8 Years
# OF TENANTS:	7	2	1	10
OCCUPANCY:	91%	100%	100%	95%
LOADING CONFIGURATION:	Cross-Dock & Rear-Load	Cross-Dock	Inverted Front-Load	Cross-Dock, Rear-Load, & Inverted Front-Load
CLEAR HEIGHT:	26' Avg.	36'	30'	30' Avg.
BUILDING DIMENSION:	Various	420' x 786'	850' x 180'	Various
COLUMN SPACING:	40' x 50'	54' x 50'	54' x 60'	Various
SPEED BAYS:	50'-8" - 60'-7"	60'	60'	50'-8" - 60'-7"
TRUCK COURT:	130' - 200' (Shared)	130' - 185'	130' - 148'	130' - 200' (Shared)
DOCK DOORS:	82	68	48	198
DRIVE-IN DOORS:	10	4	2	16
CAR PARKING:	521 Spaces	205 Spaces	165 Spaces	891 Spaces
TRAILER PARKING:	0 Spaces	51 Spaces	4 Spaces	55 Spaces
LAND SIZE:	28.0 Acres	17.7 Acres	10.7 Acres	56.4 Acres
CONSTRUCTION				
EXTERIOR WALLS:	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall	Concrete tilt-wall
ROOF TYPE:	TPO	TPO	TPO	TPO
MECHANICAL				
ELECTRICAL:	100A 480V 3PH	400A 277/480V 3PH	100/400A 120/240V 3PH	
FIRE PROTECTION:	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System	ESFR Sprinkler System
WAREHOUSE LIGHTING:	LED Lighting	LED Lighting	LED Lighting	LED Lighting
EXTERIOR LIGHTING:	LED Lighting	LED Lighting	LED Lighting	LED Wall Packs

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