



10323 GREENLAND CT, HOUSTON, TX



11218 - 11323 LIMESTONE DR, DALLAS, TX



HOUSTON/DFW MANUFACTURING PORTFOLIO



1001 PAMELA DR, DALLAS, TX



9600 BAMBOO RD, HOUSTON, TX

THE OFFERING

JLL is pleased to offer for sale Houston/DFW Manufacturing Portfolio (the “Portfolio”). Located in Dallas and Houston, the assets are situated along major Texas industrial thoroughfares. The Portfolio features 12 buildings totaling 260,163 square feet of manufacturing and small bay industrial space with diverse loading configurations. Currently 96% leased with 3.1 years of weighted average lease term remaining, this opportunity allows investors to break into the booming Texas manufacturing market.

These assets are located along critical thoroughfares including Highway 290 and Beltway 8 in Houston, as well as Texas 183, a highly trafficked roadway between Dallas and Fort Worth, and the 635 Loop in Dallas. This premier positioning provides immediate connectivity to both markets’ primary industrial corridors and most populous residential centers with access to deep labor forces.

Currently 96% leased with 3.1 years of weighted average lease term remaining, potential investors have the unique opportunity to capitalize on strong in-place cash flow coupled with upside potential through strategic lease-up of remaining vacancies. The offering provides investors with an attractive risk-adjusted return profile in two of Texas’s most dynamic industrial markets.

260,163

SIZE (SF)

96%

OCCUPANCY

3.1 YEARS

WEIGHTED
AVG LEASE TERM

26K SF

AVG BUILDING
/ SUITE SIZE

5

BUILDING PARKS

20’

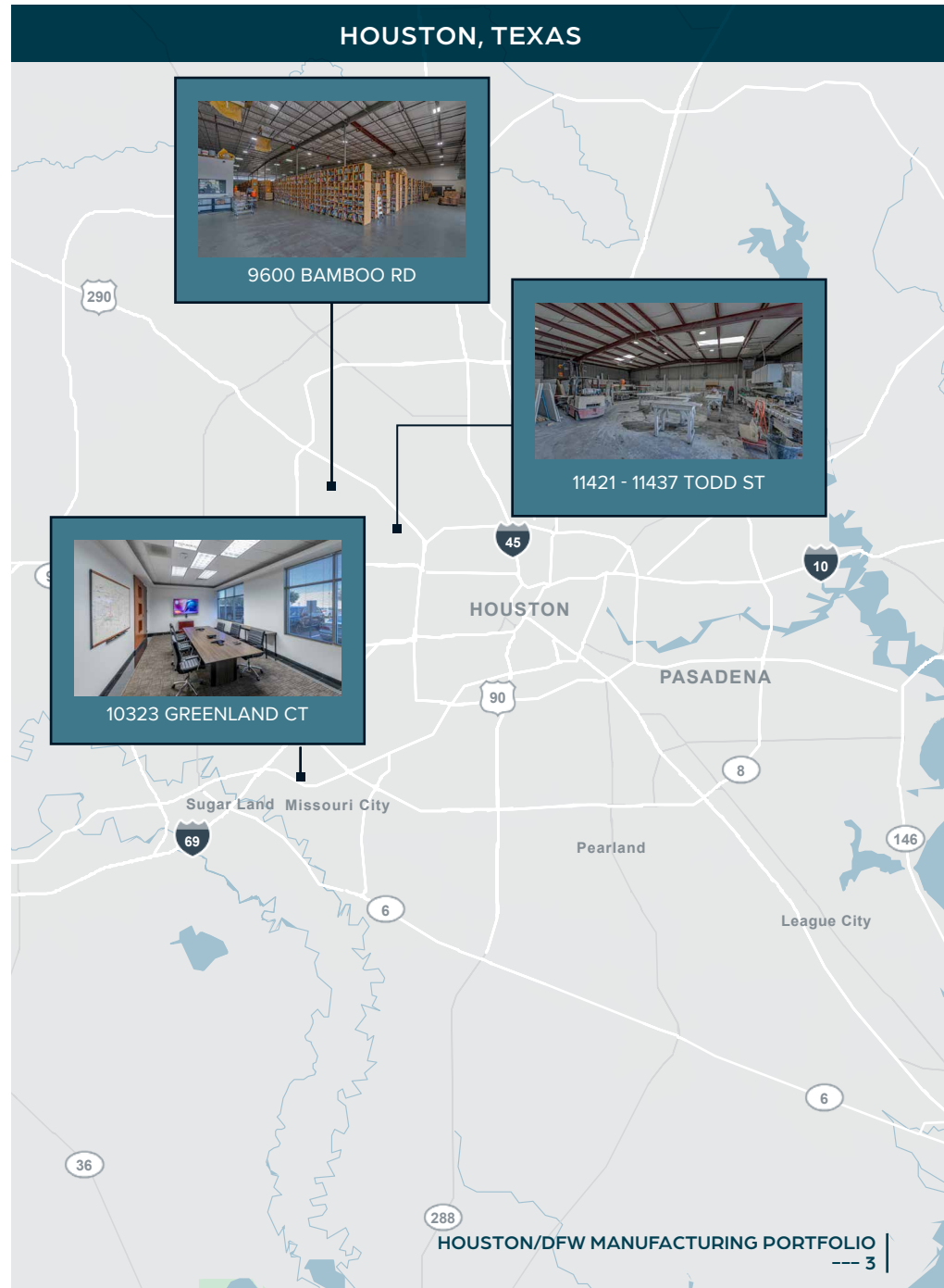
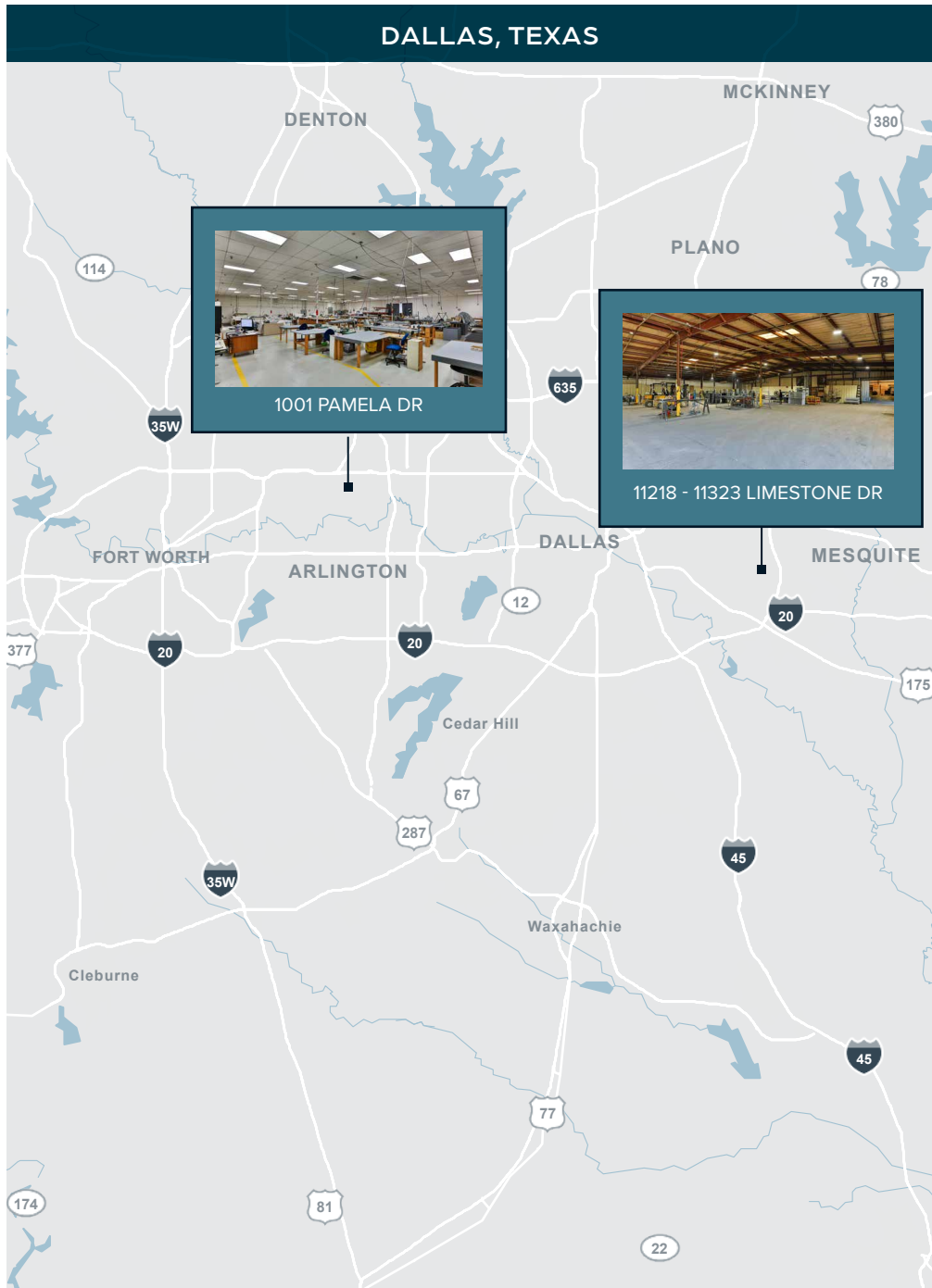
AVG CLEAR
HEIGHT

20%+

MARK-TO-MARKET %
AT EXPIRATION

	9600 BAMBOO ROAD	10323 GREENLAND COURT	11421 - 11437 TODD STREET	1001 PAMELA DRIVE	11218 - 11323 LIMESTONE DRIVE	TX FUND V
MARKET	Houston	Houston	Houston	Dallas	Dallas	Houston, Dallas
SUBMARKET	Northwest	Southwest	Northwest	DFW Airport	East Dallas	NW, SW, E Dallas, DFW Airport
SIZE (SF)	50,600	48,800	34,732	39,781	86,250	260,163
# OF BUILDINGS	1	1	5	1	4	12
OCCUPANCY	100%	100%	72%	100%	100%	96%
YEAR BUILT	1977	2005	1984	1969	1989	1985 Avg.
CONFIGURATION	Cross-Dock	Front-Load	Clear-Span	Rear-Load	Various	CD, FL, Clear-Span
WALT	1.5 Years	7.6 Years	1.4 Years	6.2 Years	0.6 Years	3.1 Years
CLEAR HEIGHT	26’	24’	16’	12’	15’ - 28’	20’ Avg.
OFFICE FINISH	13%	19%	32%	19%	6%	15%
LAND SIZE	3.3 Acres	3.2 Acres	2.2 Acres	2.7 Acres	8.8 Acres	20.2 Acres
COVERAGE RATIO	35.1%	34.6%	36.1%	34.5%	22.6%	30.9%

PORTFOLIO MAP



9600 BAMBOO ROAD AERIAL

HOUSTON

DOWNTOWN
35 Mins

UPTOWN
27 Mins

290 180,500 VPD

DRA
ADVISORS
NORTHWEST
INDUSTRIAL
ADVISORS
112,193 SF

GOLDEN MATTRESS
82,828 SF

9600 BAMBOO ROAD

BENCHMARK
HOUSTON BUILDERS
157,920 SF

polytex
418,000 SF

HANSON

TANNER ROAD INDUSTRIAL PARK

MAZUCH

NORTHWEST TRADE CENTER
69,500 SF

Kyrish Truck Centers
Driving Business

SES BUSINESS PARK

Tanner Road | 6,500 VPD

Campbell Road | 6,000 VPD

Hempstead Road | 9,300 VPD

11421 - 11437 TODD STREET HOUSTON

UPTOWN
12 Mins

10 275,000 VPD



B
BELLOWS
CONSTRUCTION

SPRING BRANCH CENTRAL
AVG Home Price: \$450,000



11421 - 11437 TODD STREET

SPEEDY'S FAST TRACK

**HOUSTON FREIGHTLINER
& WESTERN STAR**



MFR FLUID & AIR INC



**PTS LABORATORIES
ALL TEXAS ELECTRICAL
ELITE PUMPS & ELECTRICAL
DME MARKETING**

SUPERIOR CLADDING

HARRIS COUNTY



EMPIRE TOOLS

Hempstead Road // 92,000 VPD

10323 GREENLAND COURT AERIAL

HOUSTON



1001 PAMELA DRIVE AERIAL

DALLAS-FORT WORTH

DFW
15 MINS

Trinity High School

ROSS
DRESS FOR LESS

THE HOME DEPOT

ExtraSpace
Storage

HARMONY
Science Academy

South Industrial Blvd // 29,048 VPD

183 93,000 VPD

HUNT BROTHERS
PIZZA
Adam's
Taqueria

ExtraSpace
Storage

S&P MACHINE SHOP

Omni Logistics

PAK
QUALITY
FOODS LLC

STORAGE KING USA
SELF STORAGE

METRO
HOUSING & CONSTRUCTION

FCE
FACTORY
CLEANING
EQUIPMENT LLC

DOLLAR GENERAL

H-E-B AUTOSALES

AGH
INDUSTRIES

THE PARKS AT
TEXAS STAR

BAYYINAH

1001 PAMELA DRIVE

HOME ZONE

TEXAS STAR BUSINESS CENTRE

CRK
CR Kinman & Associates, Inc.

Manheim
by Cox Automotive
WORLD'S LARGEST
CAR USED VEHICLE
MARKETPLACE
\$80 BILLION
IN CAR TRANSACTION

Wetless Blvd // 24,000 VPD

11218 - 11323 LIMESTONE DRIVE AERIAL

DALLAS-FORT WORTH

DOWNTOWN DALLAS
27 Mins



Lake June Road | 18,000 VPD

Bruton Road | 200 VPD



11218 - 11323 LIMESTONE DRIVE



PALLADIUM CARVER LIVING
228 Units



Peachtree Road | 6,000 VPD



HOUSTON/DFW MANUFACTURING PORTFOLIO

PORTFOLIO DESCRIPTION

ADDRESS	MARKET	SIZE (SF)	OCC	OFFICE FINISH %	CLEAR HEIGHT	CONFIG	DOCK DOORS	WAREHOUSE LIGHTING	ROOF COMP/ AGE	YEAR BUILT	HVAC	SPRINKLERS	PARCEL SIZE	POWER
9600 Bamboo Road	Houston	50,600	100%	13%	26'	Cross-Dock	6 (Dock-High) / 2 (Semi-Dock High) / 1 (Drive-In)	T-5	TPO / 2025	1977	Office only	Wet System	3.31 Acres	3 Phase; 480V; 400 Amp Power
10323 Greenland Court	Houston	48,800	100%	19%	24'	Front-Load	5 (Dock-High) / 2 (Drive-In)	LED	TPO / 2021	2005	70%	Wet System	3.24 Acres	3 Phase; 480V; 1,200A
11421-A Todd Street	Houston	3,625	100%	50%	16'	Rear-Load	2 (Grade-Level)	T-5	Metal / 1984	1984	Office only	N/A	2.21 Acres	3 Phase; 480V; 200A
11421-B Todd Street	Houston	3,375	100%	50%	16'	Rear-Load	1 (Grade-Level)	T-5	Metal / 1984	1984	100%	N/A		3 Phase; 480V; 200A
11425 Todd Street	Houston	6,000	100%	20%	16'	Clear-Span	3 (Grade-Level)	T-5	Metal / 1984	1984	Office only	N/A		3 Phase; 480V; 200A
11427 Todd Street	Houston	6,000	100%	28%	16'	Clear-Span	3 (Grade-Level)	T-5	Metal / 1984	1984	Office only	N/A		3 Phase; 480V; 200A
11431 Todd Street	Houston	6,032	100%	20%	16'	Clear-Span	3 (Grade-Level)	T-5	Metal / 1984	1984	Office only	N/A		3 Phase; 480V; 200A
11437 Todd Street	Houston	9,700	0%	35%	16'	Front-Load	3 (Grade-Level)	T-5	Metal / 1984	1984	Office only	N/A		3 Phase; 480V; 200A
1001 Pamela Drive	Dallas	39,781	100%	19%	12'	Rear-Load	3 (Dock-High) / 1 (Drive-In)	T-5	TPO / 2018	1969	100%	Wet System	2.64 Acres	3 Phase; 480V; 600A
11218 - 11323 Limestone Drive	Dallas	86,250	100%	6%	15' - 28'	Various	9 (Dock-High) / 4 Grade-Level	T-5	Metal / 1999	1989 Avg.	Office only	N/A	8.76 Acres	3 Phase; 480V; 3,000A
TOTALS / AVERAGES		260,163	96%	15%	20' Avg.	CD, FL, Clear-Span	19 (Grade-Level), 23 (Dock-High), 4 (Drive-In), 2 (Semi-Dock High)	T-5 & LED	2009 Avg.	1986 Avg.	Partial	Partial	20.16 Acres	Various



11421 – 11437 TODD STREET



9600 BAMBOO ROAD

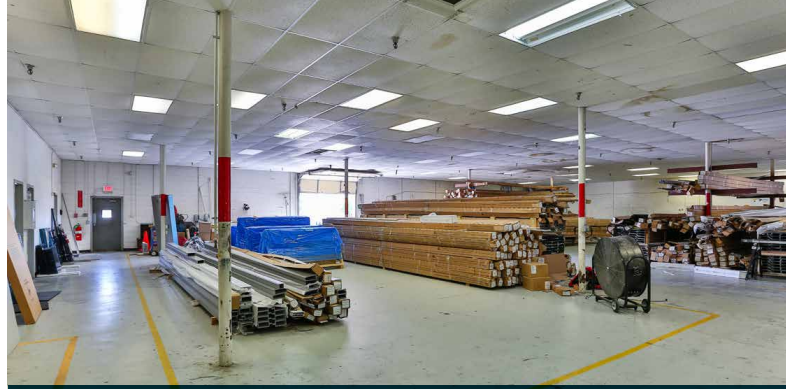


11218 – 11323 LIMESTONE DRIVE

PHOTOGRAPHY GALLERY



11421 - 11437 TODD STREET



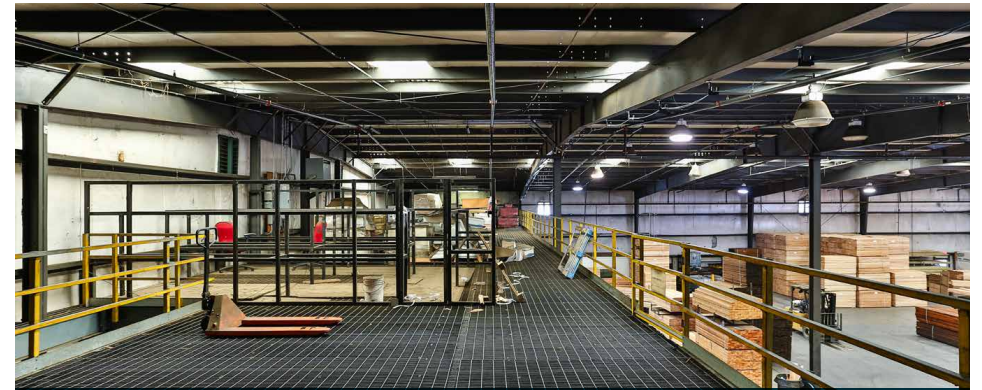
1001 PAMELA DRIVE



10323 GREENLAND COURT



9600 BAMBOO ROAD



11218 - 11323 LIMESTONE DRIVE



11421 - 11437 TODD STREET



1001 PAMELA DRIVE

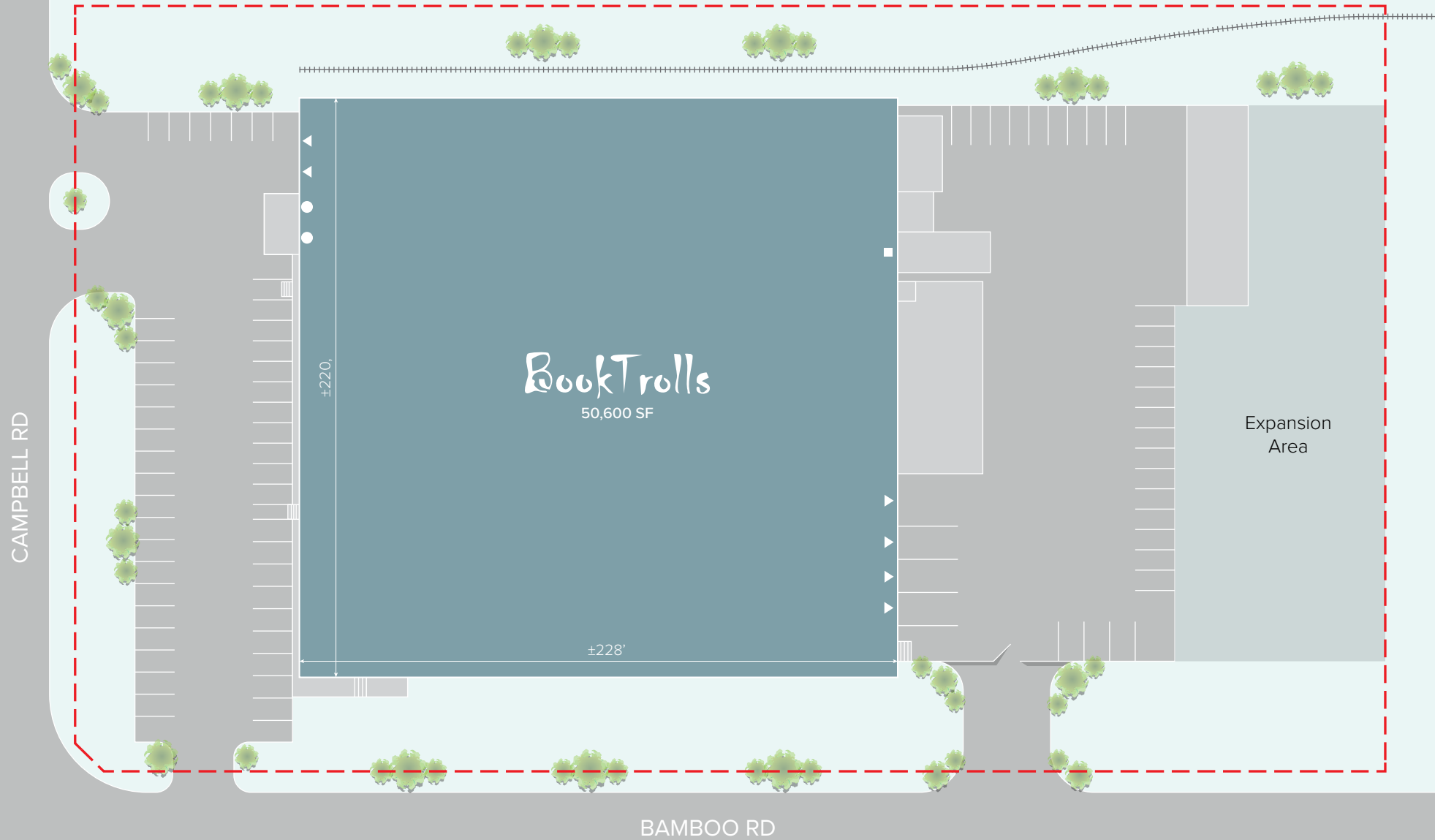


10323 GREENLAND COURT

9600 BAMBOO ROAD SITE PLAN

HOUSTON

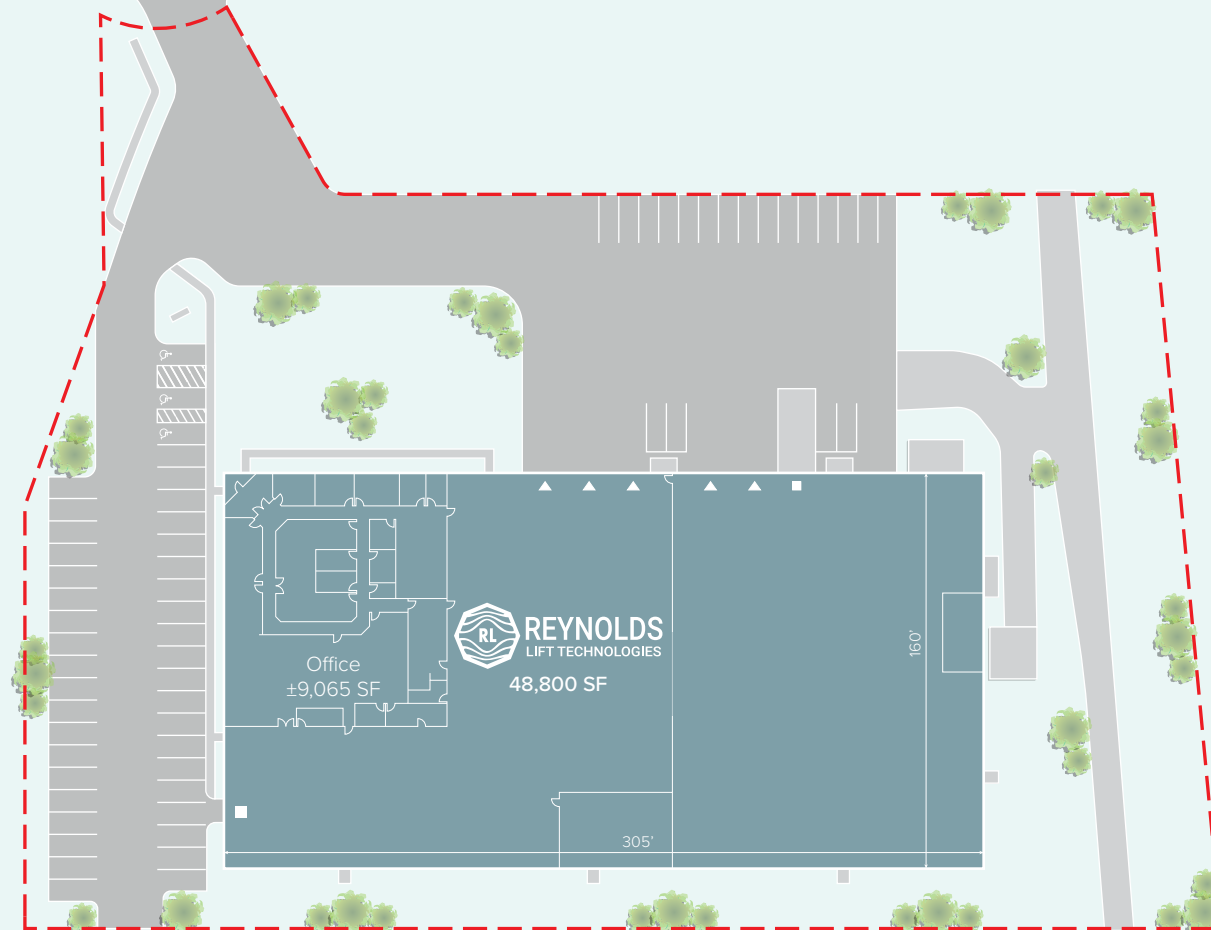
- ▲ DOCK DOOR
- DRIVE-IN DOOR
- SEMI-DOCK HIGH DOOR



10323 GREENLAND COURT SITE PLAN

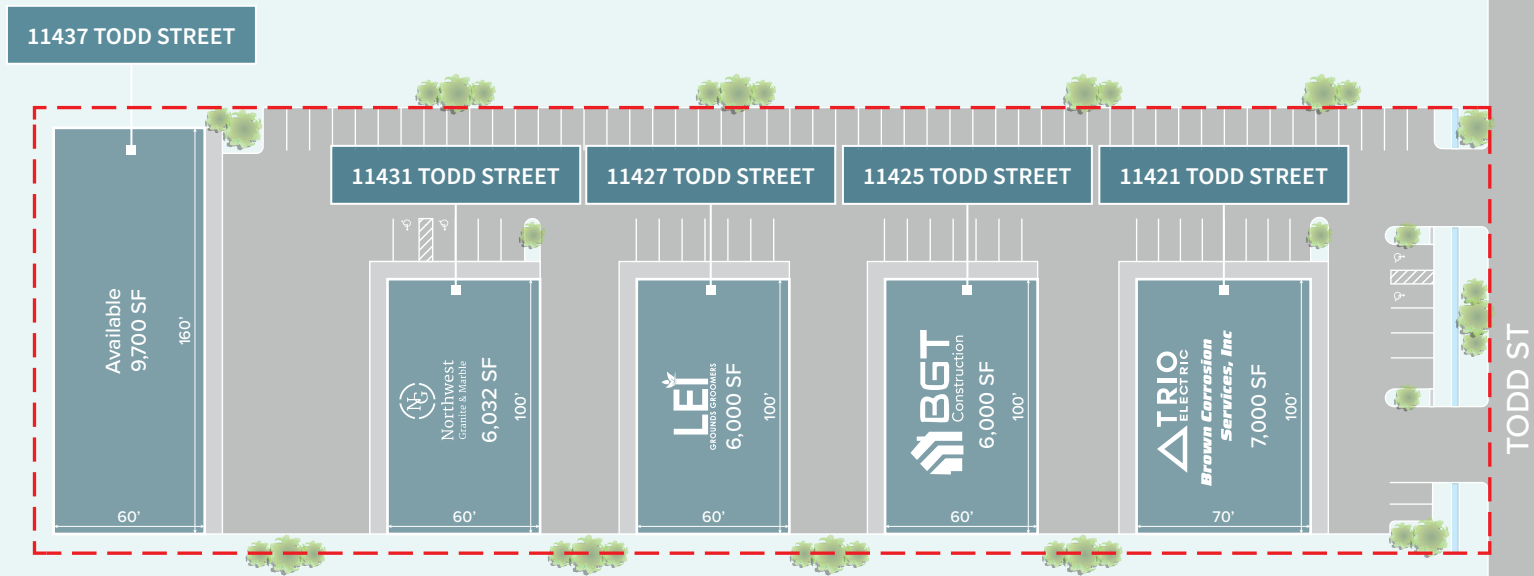
HOUSTON

- ▲ DOCK DOOR
- DRIVE-IN DOOR
- SEMI-DOCK HIGH DOOR



11421 - 11437 TODD STREET SITE PLAN

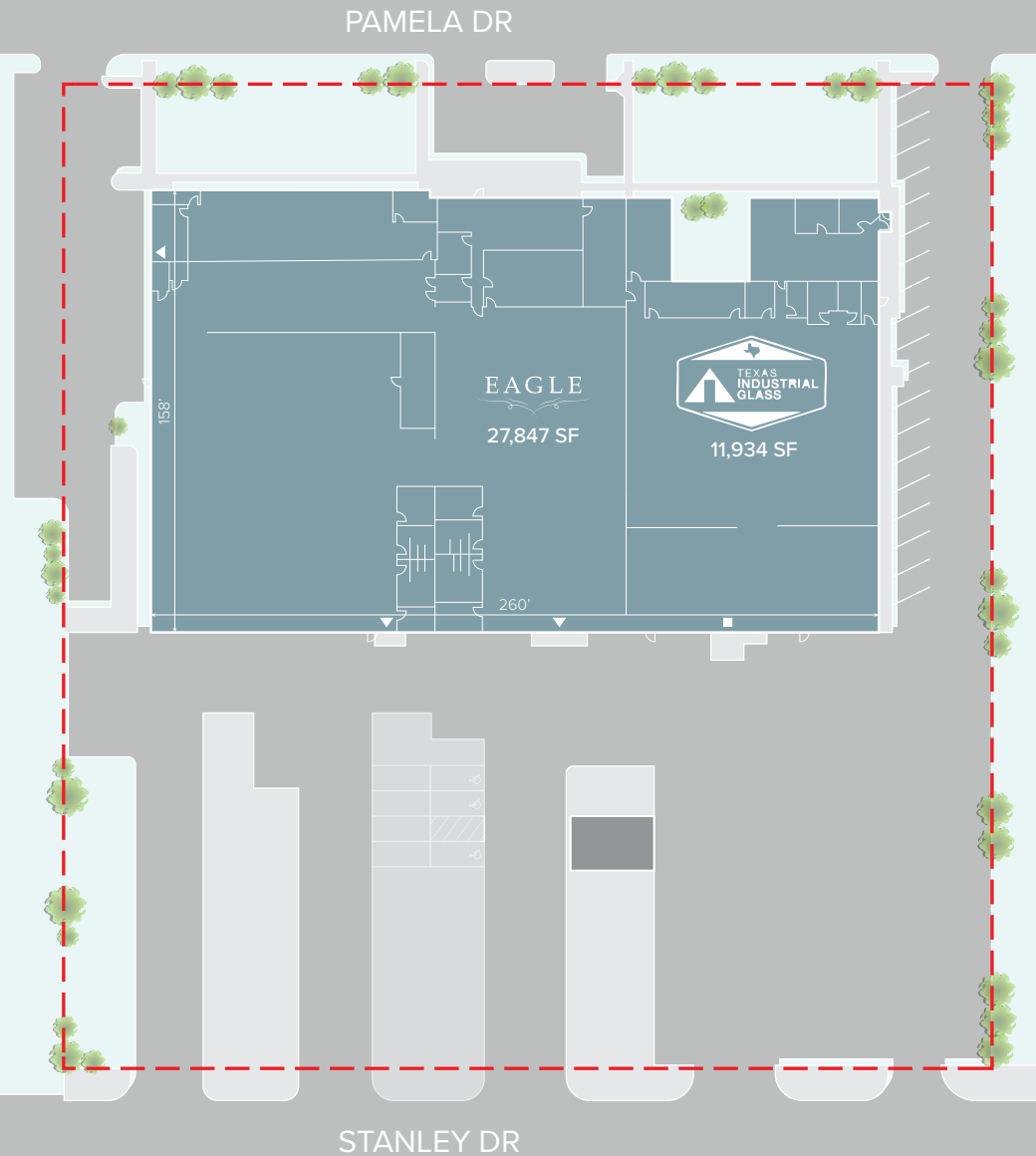
HOUSTON



1001 PAMELA DRIVE SITE PLAN

DALLAS-FORT WORTH

- ▲ DOCK DOOR
- DRIVE-IN DOOR
- SEMI-DOCK HIGH DOOR



11218-11323 LIMESTONE DRIVE SITE PLAN

DALLAS-FORT WORTH



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