

NORTHWEST SPUR INDUSTRIAL PARK

1,010,912 SF | 3.8 YEARS OF WALT WITH A 23%+ MARK-TO-MARKET | NORTHWEST HOUSTON, TX | SIX-BUILDING PARK | 100% LEASED



DOWNTOWN HOUSTON

GALLERIA

Hempstead Hwy (16,287 VPD)

Union Pacific

Balock Rd (16,178 VPD)



LARGE-SCALE, RAIL SERVED
INFILL INDUSTRIAL PARK



VALUE-ADD OPPORTUNITY
VIA MARKING RENTS
TO MARKET



DIVERSE RENT ROLL WITH
16.9 YEAR WEIGHTED
AVERAGE TENURE



LIGHT-INDUSTRIAL PRODUCT
BELOW REPLACEMENT COST

The Offering

JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Northwest Spur Industrial Park (the “Property”). The Property is a 1,010,912 square foot, six building, infill industrial business park in Houston, Texas. Located in the leading Northwest submarket, the Property sits in Houston’s A+ infill industrial corridor along Highway 290 and Hempstead Highway with unmatched connectivity to Beltway 8 and Loop 610.

The Property is 100% occupied by 14 diverse tenants with 3.8 years of weighted average lease term remaining and boasts an impressive **16.9 year weighted average tenure**. Polytex Fibers, and its sister company, Superbag Operating, are the largest tenants in the park, occupying 57% of the Property. These tenants specialize in the manufacturing of consumer packaging for major retailers, with one of their largest customers being HEB. This park is strategically advantageous for them as they are only 1.5 miles from a primary HEB distribution enter. Their 30-year history at this site, marked by four separate expansions within the Park, and significant capital investment into their space demonstrates a deep and continued commitment to the location.

Five out of the six buildings are directly served by a Union Pacific rail line, creating specialized and consistent tenant demand. As new construction trends toward “big box” development, unique shallow-bay product in land constrained locations are increasingly rare and difficult to replicate, insulating it from new supply.

Northwest Spur Industrial Park offers immediate upside as 50% of leases expire within the first four years. With a 23%+ average mark-to-market opportunity, new ownership can capitalize on the robust rent growth occurring in the Houston industrial market.

	9200 BAYTHORNE DR	9232 BAYTHORNE DR	9282 BAYTHORNE DR	9300 BAYTHORNE DR	4820 BLALOCK RD	9201 BAYTHORNE DR	NORTHWEST SPUR INDUSTRIAL PARK
Building Size	66,593 SF	119,090 SF	152,809 SF	208,225 SF	121,685 SF	342,510 SF	1,010,912 SF
Estimated Office Finish	19%	17%	15%	15%	10%	10%	13%
Year Built	1980	1980	1980	1980	1982	1980	1980
Occupancy	100%	100%	100%	100%	100%	100%	100%
# Of Tenants	2	2	6	5	1	2	14*
WALT	3.1 Years	7.0 Years	3.0 Years	2.3 Years	2.4 Years	4.6 Years	3.8 Years
Clear Height	18'	22'	22'	22'	22'	24'	18' - 24'
Land Size	8.83 Acres		6.56 Acres	8.31 Acres	4.81 Acres	15.01 Acres	43.52 Acres
Car parking	97 Spaces	48 Spaces	65 Spaces	62 Spaces	111 Spaces	204 Spaces	587 Spaces

*Polytex is a tenant in multiple suites throughout the Property.

Limited Supply Due to Owner-Occupied and Institutional Ownership



OWNER-OCCUPIED



290 (203, 301 VPD)

Blalock Rd (16,178 VPD)

Hempstead Rd (16,287 VPD)

Baythorn Dr

MALIN
A RAYMOND COMPANY
OWNER-OCCUPIED

EQUUS
CAPITAL PARTNERS, L.P.
5155 BLALOCK

M&M
OWNER-OCCUPIED

HOLLANDER
OWNER-OCCUPIED

PROLOGIS
PINEMONT 3

ESSENDANT
BEYOND ESSENTIAL
OWNER-OCCUPIED

PROLOGIS
NORTHWEST PLACE I

HIGH STREET
LOGISTICS PROPERTIES
PIN NORTH
DISTRIBUTION
CENTER 1 & 2

ARES
PINE TIMBERS
DISTRIBUTION
CENTER I

PROLOGIS
8017 PINEMONT DR

ENTRADA
PARTNERS
CLAY HEMPSTEAD
BUSINESS PARK A-D

DRA
ADVISORS
CLAYPOINT
INDUSTRIAL
PARK

SPEC'S
WINES-SPIRITS-FINER FOODS
OWNER-OCCUPIED

LINK
PINE TIMBERS
DISTRIBUTION
CENTER II

LINK
PINEWAY 1
SERVICE
CENTER

FIRST
INDUSTRIAL
REALTY TRUST
4300 PINE
TIMBERS

Brookfield
Properties
4949 BLALOCK

NORTHWEST SPUR
INDUSTRIAL PARK

CLAMPITT PAPER
PAPER PEOPLE
OWNER-OCCUPIED

SemaSys
OWNER-OCCUPIED

MCM
OWNER-OCCUPIED

pomogranit
OWNER-OCCUPIED

MCM
OWNER-OCCUPIED

pro
PLASTICS
OWNER-OCCUPIED

TRITON
OWNER-OCCUPIED

Polytex Fibers Ingrained in Northwest Houston



H-E-B
4625 WINDFERN
Polytex Fibers/Superbag
Is A Major Producer
Of H-E-B's Plastic
Grocery Bags

STAG INDUSTRIAL
4949 WINDFERN

polytex
9835A
GENARD RD
Owner-Occupied
417,350 SF

W.P. CAREY
5480 WINDFERN RD

ARES
BENCHMARK
NORTHWEST
DISTRIBUTION
CENTER

PROLOGIS
WEST BY NORTHWEST
BUSINESS PARK
27 Buildings

PROLOGIS
6215 WEST BY
NORTHWEST BLVD

DRA
ADVISORS
5700
CAMPBELL RD

LINK
6300 WEST BY
NORTHWEST BLVD

Principal
FAIRBANKS
DISTRIBUTION
CENTER II

FIRST INDUSTRIAL REALTY TRUST
5050 CAMPBELL

Brookfield Properties
4949 BLALOCK

EQUUS CAPITAL PARTNERS, L.P.
5155 BLALOCK

TA REALTY
5910 WEST BY
NORTHWEST BLVD

TPG
9601 WINGFOOT

NORTHWEST SPUR INDUSTRIAL PARK

Blalock Rd (16,178 VPD)

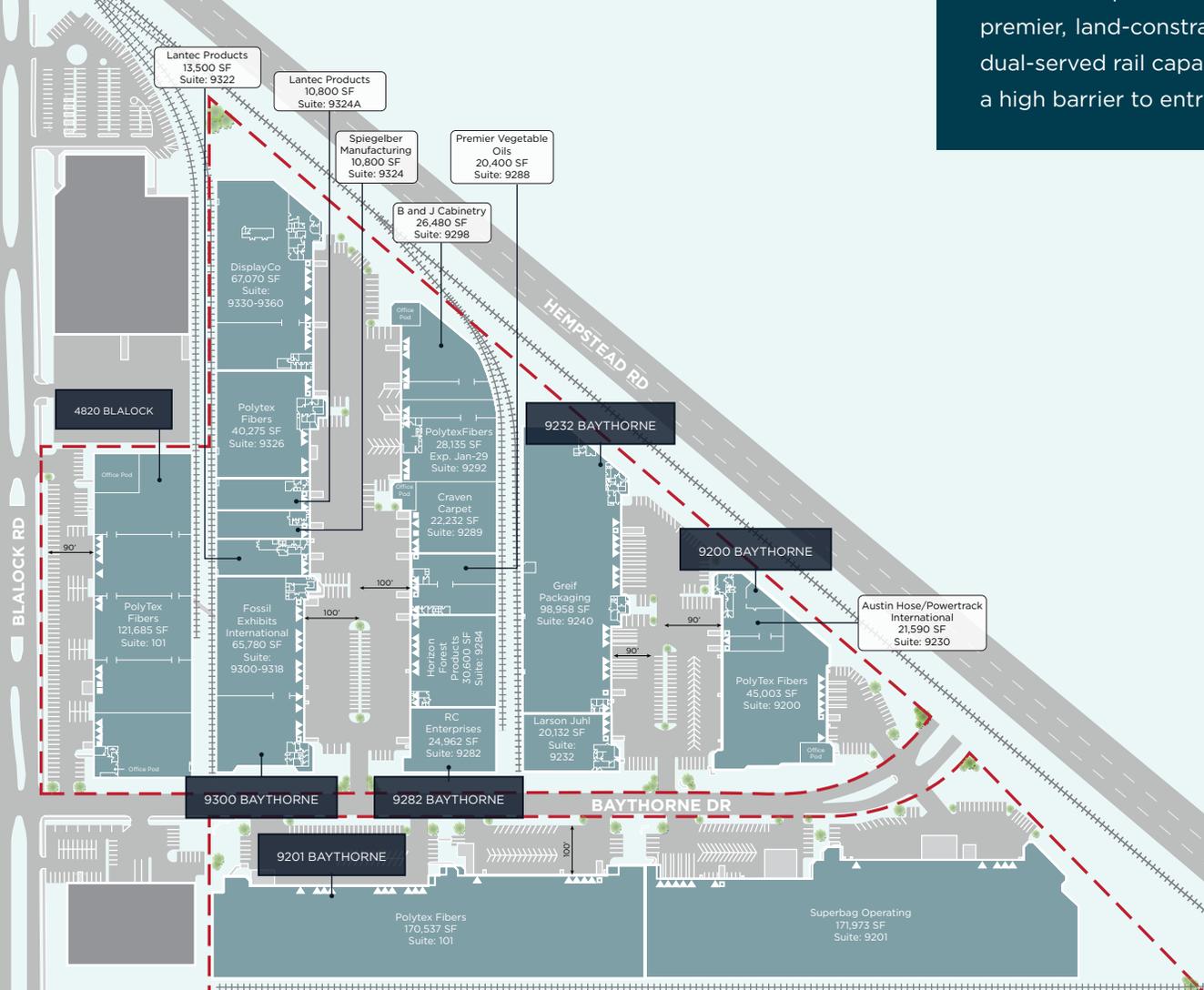
Hempstead Rd (16,287 VPD)

Baythorn Dr

Union Pacific

Unique, Large-Scale, Rail Served Infill Industrial Park

Northwest Spur Industrial Park is a unique offering of scale located in the premier, land-constrained Northwest Houston submarket. Its significant, dual-served rail capacity offers a critical logistical advantage and creates a high barrier to entry for competition.

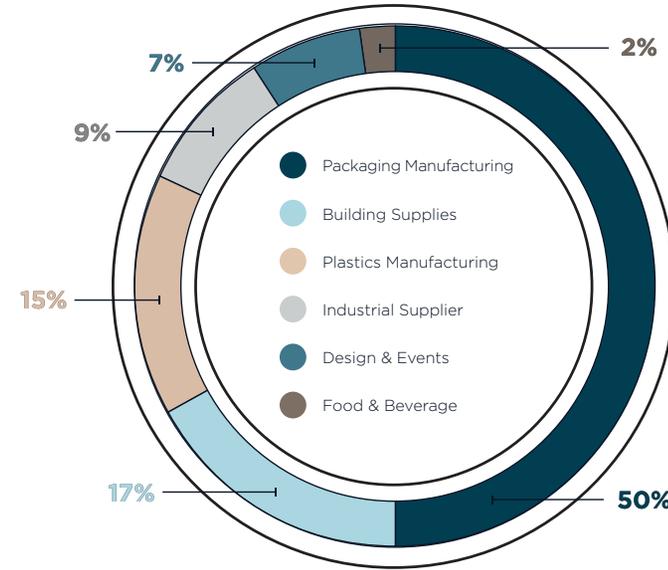


BUILDING SPECIFICS	TOTALS/WTD. AVG.
Building Address	Northwest Spur Industrial Park
Building Size	1,010,912 SF
Estimated Office Finish	13%
Year Built	1980
Occupancy	100%
# Of Tenants	14
WALT	3.8 Years
Clear Height	18' - 24'
Building Dimensions (Approx.)	Varies
Estimated Column Spacing	30' x 30'
Construction Type	Tilt Up
Roof Type	60/80-mil TPO
Roof Age	2024
Roof Warranty	Varies
Fire Protection	Wet
Dock Doors	216
Ramps	24
Dock Configuration	Front-Load
Electrical Capacity	16,224 kVA
SITE SPECIFICS	
Site Area	43.52 Acres
Site Coverage	53%
Car Parking	587 Spaces
Truck Court	97'
HVAC	Office Only
Office Lighting	LED and T-8
Warehouse Lighting	LED and T-8



Diverse Rent Roll with 16.9 Year Weighted Average Tenure

TENANTS WITH 10+ YEAR TENURE		
TENANT	% OF PROPERTY	TENURE
Larson Juhl	2.0%	33.8 Years
Superbag Operating	17.0%	30.0 Years
Polytex Fibers Corp	40.1%	30.0 Years
Greif Packaging	9.8%	27.5 Years
Lantec Products	2.4%	17.7 Years
Premier Vegatable Oils	2.0%	11.8 Years
A-7 Austin DBA Powertrack International	2.1%	11.1 Years

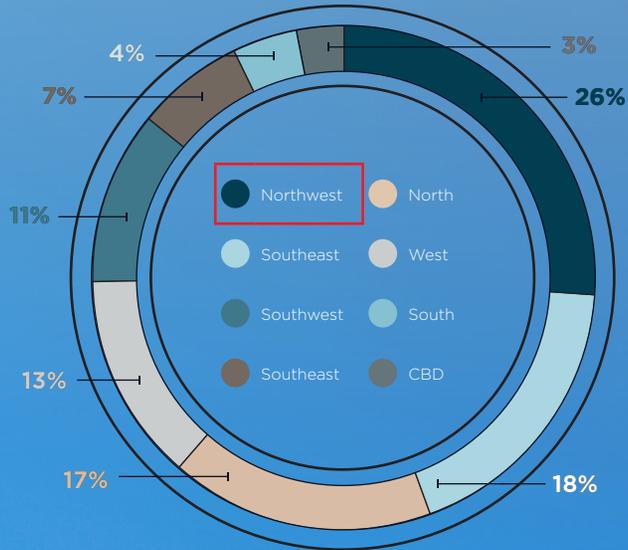


Northwest Spur Industrial Park benefits from a diverse tenant base with an incredibly strong tenure of 16.9 years. An astounding 75% of the in-place rent roll has operated at the Property for 10+ years. This shows the Property's ability to attract and retain businesses from any industry.



4820 Blalock

Robust Leasing Velocity & Healthy Fundamentals - Houston MSA



QUARTERLY ABSORPTION REACHED 5.2 MILLION S.F. IN Q4, MARKING THE HIGHEST QUARTER OF OCCUPANCY GAINS SINCE Q4 2024, AND BRINGING THE 2025 TOTAL TO 14.6 MILLION S.F.



LARGE-SCALE LEASING ACTIVITY WAS HIGHLIGHTED BY FIVE DEALS SIGNED OVER 400,000 S.F., LED BY THE NORTH AND NORTHWEST SUBMARKETS, WHICH HELPED BOOST LEASING VOLUME TO 39.6 MILLION S.F. FOR 2025.



SEVEN OF THE EIGHT LARGEST PROJECTS UNDERWAY IN HOUSTON (500K+ SF) ARE FULLY COMMITTED, WHILE MARKET WIDE PRE-LEASING ACTIVITY REMAINED STABLED AT 33.4%

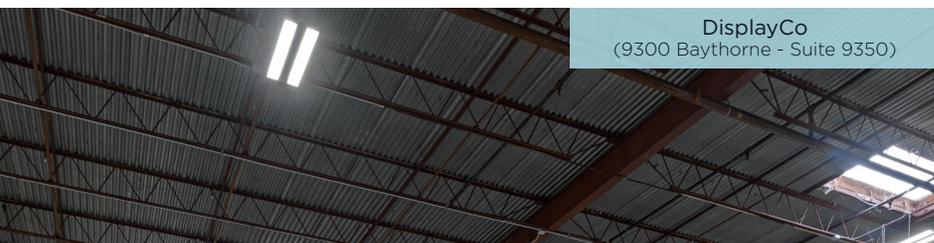


9232 Baythorne

Photo Gallery



Premier Vegetable Oils
(9282 Baythorne - Suite 9288)



DisplayCo
(9300 Baythorne - Suite 9350)



Lantec Products
(9300 Baythorne - Suite 9322)



Fossil Exhibits International
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