

PARK 845

CROSSING

757,325 SF | 99% LEASED | 5.0 YEARS OF WALT |
15% MARK-TO-MARKET | HOUSTON MSA

Located at the corner of Beltway 8 and Interstate 45



8

Esplanade Dr

45



THE OFFERING

JLL Capital Markets on behalf of Ownership (the “Seller”), is pleased to offer qualified investors the opportunity to acquire Park 845 Crossing (the “Property”). Comprised of five buildings totaling 757,325 square feet, the Property is strategically located at the interchange of I-45 and Beltway 8 in the North Houston submarket. Park 845 was constructed from 2008 to 2014 and is 99% leased with 5.0 years of weighted average lease term remaining.

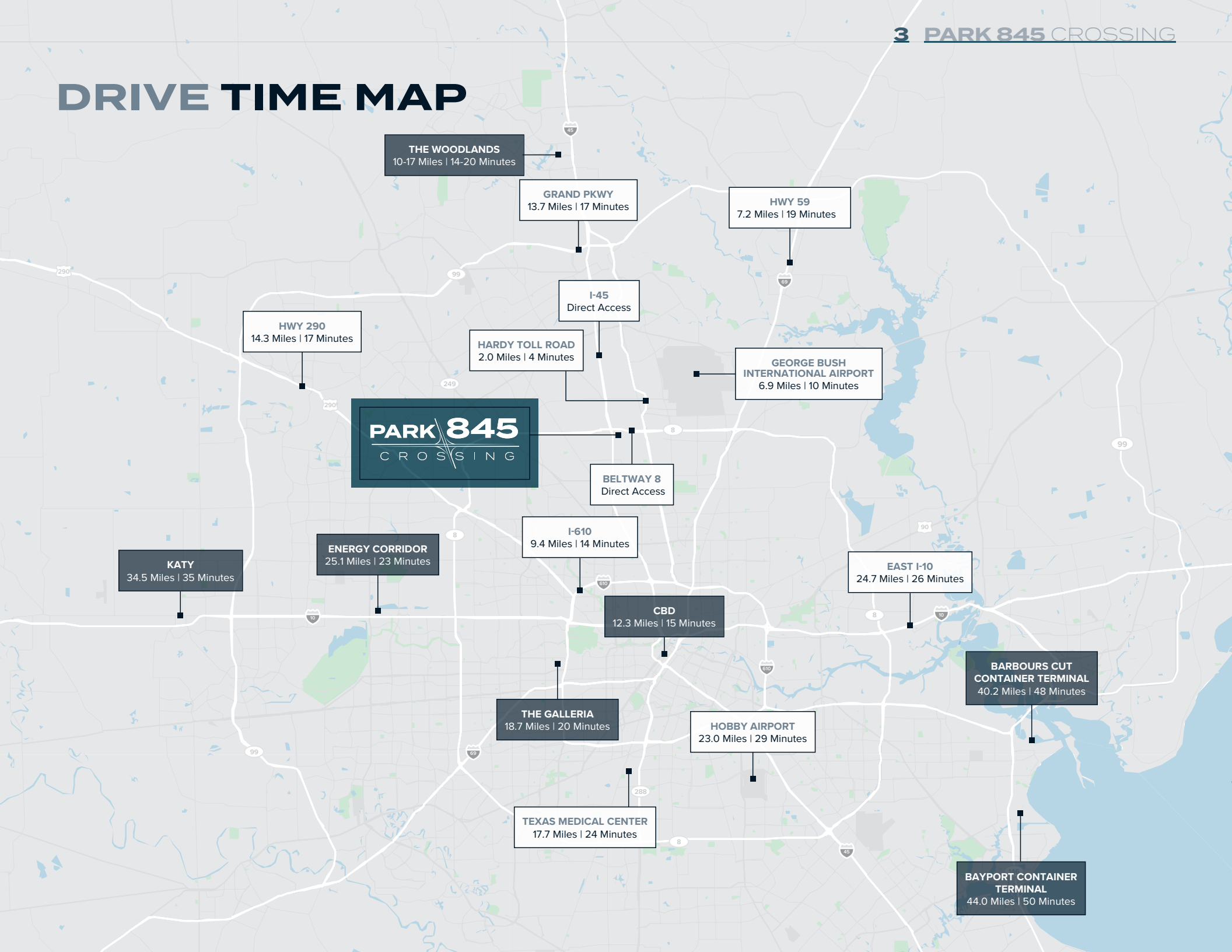
The Property offers potential investors strong in-place cash flow coupled with the value-add upside of marking rents to market. With tenants ranging from 13,350 square feet to 244,550 square feet and approximately 30% of the rent roll expiring within four years, the asset features an attractive and diversified tenant base.

Park 845 Crossing presents desirable optionality in both hold period and investment strategy, as well as a diverse site plan featuring rear-load and cross-dock capabilities.



PROPERTY SUMMARY	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	TOTAL/AVERAGES
Address:	11710 North Freeway	51 Esplanade Blvd	71 Esplanade Blvd	101 Esplanade Blvd	121 Esplanade Blvd	PARK 845 CROSSING
Size (SF):	54,818	106,700	106,700	244,557	244,550	757,325
Occupancy:	86.0%	100%	100%	100%	100%	99.0%
# Of Tenants (Vacancies)	3 (1)	1	4	2	1	11
Loading Configuration:	Rear-Load	Rear-Load	Rear-Load	Cross-Dock	Cross-Dock	Rear-Load & Cross-Dock
Land Area:	4.0 Acres	5.1 Acres	5.3 Acres	12.3 Acres	12.2 Acres	38.9 Acres
Year Built:	2008	2008	2014	2008	2014	2011
Clear Height:	18'	24'	24'	28'	30'	27'
Building Depth:	120'	180'	180'	380'	380'	120' - 380'
WALT:	4.6 Years	3.8 Years	2.4 Years	4.9 Years	6.9 Years	5.0 Years
Office Finish %:	68.7%	12.3%	13.3%	4.8%	1.6%	10.6%

DRIVE TIME MAP



STRATEGIC LOCATION IN THE TEXAS TRIANGLE

Occupying one of the most strategically advantageous logistics positions, Park 845 Crossing offers direct connectivity along the Texas Triangle superhighway system. With I-45 providing a straight shot to Dallas-Fort Worth and Highway 290 allowing access to central Texas, users can reach all of the state's major metros within three hours.

CABOT | **umojo**
HEALTH
SUNGROW
RANKIN 45
DISTRIBUTION CENTER
356,236 SF

HARBOR CAPITAL
houston | **foodbank**
96,011 SF

GREENSPPOINT MALL
Set for Demolition,
New mixed use development

SOUTHERN CHEMICAL CORPORATION

PARK 845
CROSSING
BUILDING B
106,700 SF

PARK 845
CROSSING
BUILDING C
106,700 SF

PARK 845
CROSSING
BUILDING E
244,550 SF

U-HAUL®

PARK 845
CROSSING
BUILDING A
54,818 SF

PARK 845
CROSSING
BUILDING D
244,864 SF

ARES
DURASTONE CORPORATION | ENTERPRISE ORDER SOLUTIONS
NORTH HOUSTON LOGISTICS CENTER G
351,400 SF

8 (108,790 VPD)

45 (106,951 VPD)

SURROUNDED BY INSTITUTIONAL OWNERS AND CREDIT USERS



VERSATILE INDUSTRIAL PRODUCT CATERING TO A DIVERSE RANGE OF TENANTS



Park 845 Crossing's central location and diverse site plan allows it to serve both regional and national tenants. The Property features shallow bay rear-load product (Buildings A-C) and distribution cross-dock product (Buildings D & E). With tenants ranging from 13,350 square feet to 244,550 square feet, the Property has the ability to accommodate smaller packaging, manufacturing, or showroom tenants as well as larger distribution tenants.

PROPERTY OVERVIEW SUMMARY

BUILDING SPECIFICS	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E
Building Address	11710 North Freeway	51 Esplanade	71 Esplanade	101 Esplanade	121 Esplanade
Building Size	54,818 SF	106,700 SF	106,700 SF	244,557 SF	244,550 SF
Office Finish	68.7%	12.3%	13.3%	4.8%	1.6%
Year Built	2008	2008	2014	2008	2014
Occupancy	86%	100%	100%	100%	100%
# Of Tenants	3	1	4	2	1
WALT	4.6 Years	3.8 Years	3.1 Years	4.9 Years	6.9 Years
Clear Height	18'	24'	24'	27'8"	30'
Building Depth	120'	180'	180'	380'	380'
Typical Bay Spacing	40' x 40'	45' x 50'	45' x 50'	45' x 54'	45' x 54', 55' speed bays
Construction Type	Concrete Tilt Wall	Concrete Tilt Wall	Concrete Tilt Wall	Concrete Tilt Wall	Concrete Tilt Wall
Roof Type	TPO	TPO	TPO	TPO	TPO
Roof Warranty Exp.	Apr-18	Jul-18	Jul-24	Jul-18	Oct-29
Sprinklers	Class IV	ESFR	ESFR	ESFR	ESFR
Dock Doors	8	24	26	64	64
Ramps	None	2	2	4	4
Dock Wells	1	None	None	None	None
Dock Configuration	Rear-Load	Rear-Load	Rear-Load	Cross-Dock	Cross-Dock

SITE SPECIFICS

Site Area	3.98 Acres	5.10 Acres	5.33 Acres	12.30 Acres	12.22 Acres
Site Coverage	31.62%	48.03%	45.96%	45.64%	45.94%
Car Parking	120 Spaces	122 Spaces	109 Spaces	166 Spaces	161 Spaces
Truck Court	80'	120' (shared with Bldg C)	180' (shared with Bldg B)	120'	120'/125'

EASY ACCESSIBILITY TO GEORGE BUSH INTERCONTINENTAL AIRPORT

As a premier global logistics gateway, George Bush Intercontinental Airport (IAH) drives over \$13.8 billion in annual cargo-related economic output and handles more than 564,000 metric tons of freight. This critical hub offers unmatched convenience for industry leaders like FedEx, UPS, DHL, Atlas Air, and Emirates SkyCargo, who leverage 24/7 operations and over 1 million square feet of specialized on-site warehouse space.

MAJOR PARTNERS IN THE IAH LOGISTICS CORRIDOR



LOGISTICS ADVANTAGES

- 24/7 Operations: Unlike many airports, IAH offers round-the-clock service with no weight restrictions on its 12,000-foot runways.
- Global Lift Capacity: Access to over 22 weekly freighter flights to Europe, Asia, and the Middle East, plus massive “belly freight” capacity on widebody passenger aircraft.
- Specialized Facilities: On-site USDA inspection, a state-of-the-art fumigation center, and dedicated animal/plant health facilities to ensure rapid customs clearance.

565K

METRIC TONS OF CARGO MOVED (2025)

\$13.8B

HOUSTON AIR CARGO ECONOMY

1M+

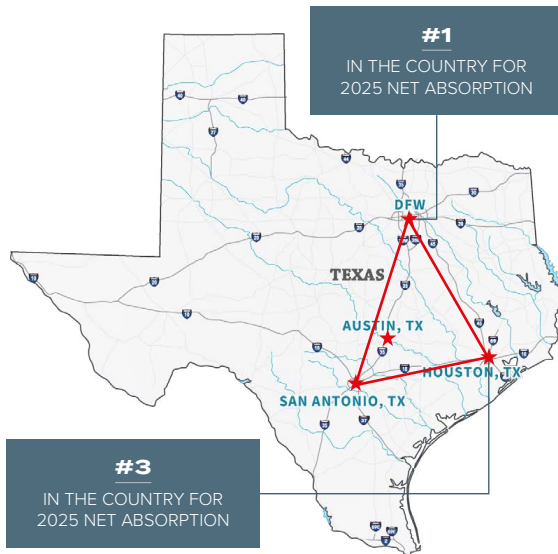
SQUARE FEET OF CARGO OPERATIONS & OFFICE



NATION LEADING ABSORPTION AND POPULATION GROWTH

THE FOUR MAJOR TEXAS MARKETS ACCOUNTED FOR 25% OF U.S. NET ABSORPTION IN 2025, DESPITE REPRESENTING ONLY 11% OF THE NATIONAL INVENTORY

THE TEXAS TRIANGLE



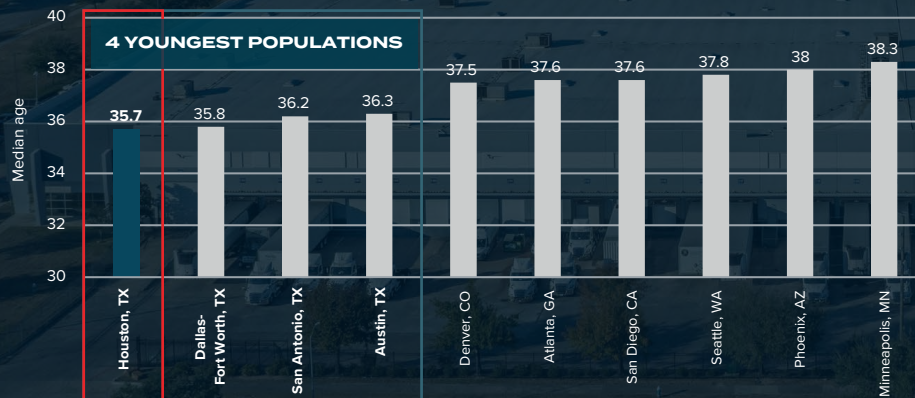
THESE FOUR MARKETS ACCOUNTED FOR 31% OF NATIONAL NET ABSORPTION IN 2024

DALLAS - FORT WORTH	HOUSTON	SAN ANTONIO	AUSTIN
922.2 MILLION	579.2 MILLION	121.0 MILLION	98.5 MILLION
SF Inventory	SF Inventory	SF Inventory	SF Inventory
24.6 MILLION SF	14.6 MILLION SF	(629,158) SF	3.1 MILLION SF
2025 Net Absorption	2025 Net Absorption	2025 Net Absorption	2025 Net Absorption
8.3 MILLION	7.8 MILLION	2.8 MILLION	2.6 MILLION
MSA Population	MSA Population	MSA Population	MSA Population
4TH LARGEST	5TH LARGEST	24TH LARGEST	25TH LARGEST
MSA in the Nation	MSA in the Nation	MSA in the Nation	MSA in the Nation

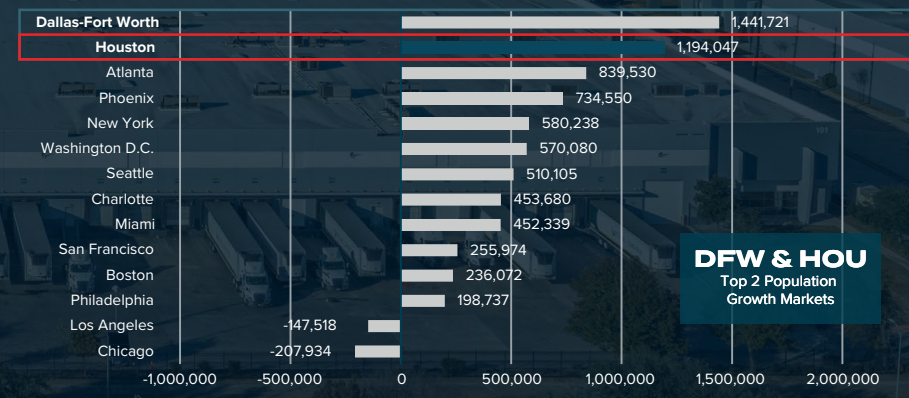
1.7 BILLION	41.7 MILLION	23.5 MILLION
Total TX Triangle Industrial Inventory	Total TX Triangle 2025 Net Absorption	Total TX Triangle Population

THE TEXAS TRIANGLE: THE YOUNGEST AND FASTEST GROWING REGION IN THE NATION FUELING REMARKABLE NET ABSORPTION & GROWTH

TEN YOUNGEST MAJOR U.S. MARKETS



POPULATION GROWTH (2015-2025)



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