

THE MILL

AT 249



166,249 SF CLASS A LOGISTICS BUILDING | 100% LEASED WITH 3.1 YEARS OF WALT | 10%+ MARK-TO-MARKET | NORTHWEST HOUSTON

CONFIDENTIAL OFFERING MEMORANDUM



STRATEGICALLY
LOCATED

PRISTINE
INDUSTRIAL DESIGN

PROXIMATE TO
PRESTIGIOUS
INDUSTRIAL USERS

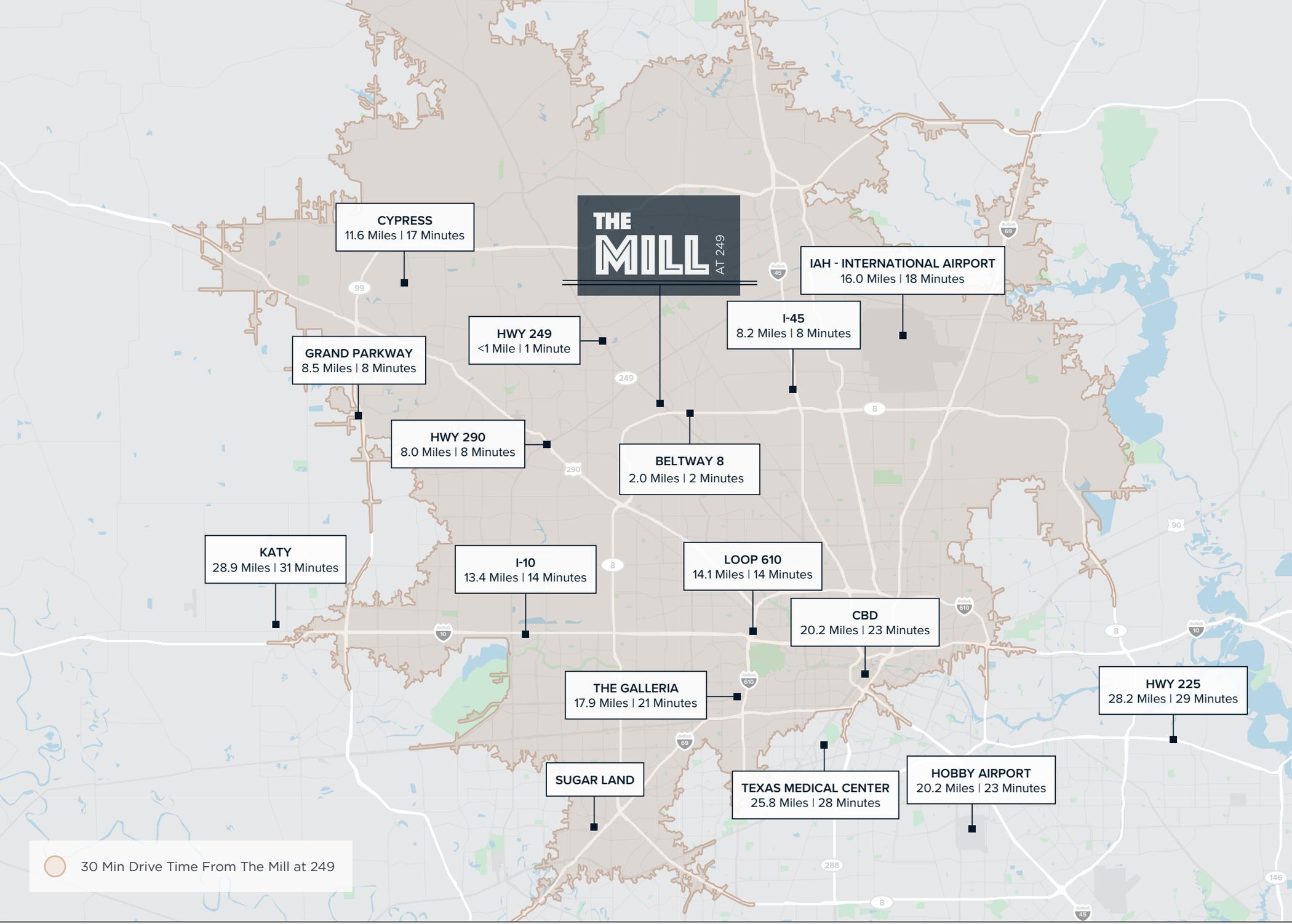
STICKY
TENANCY

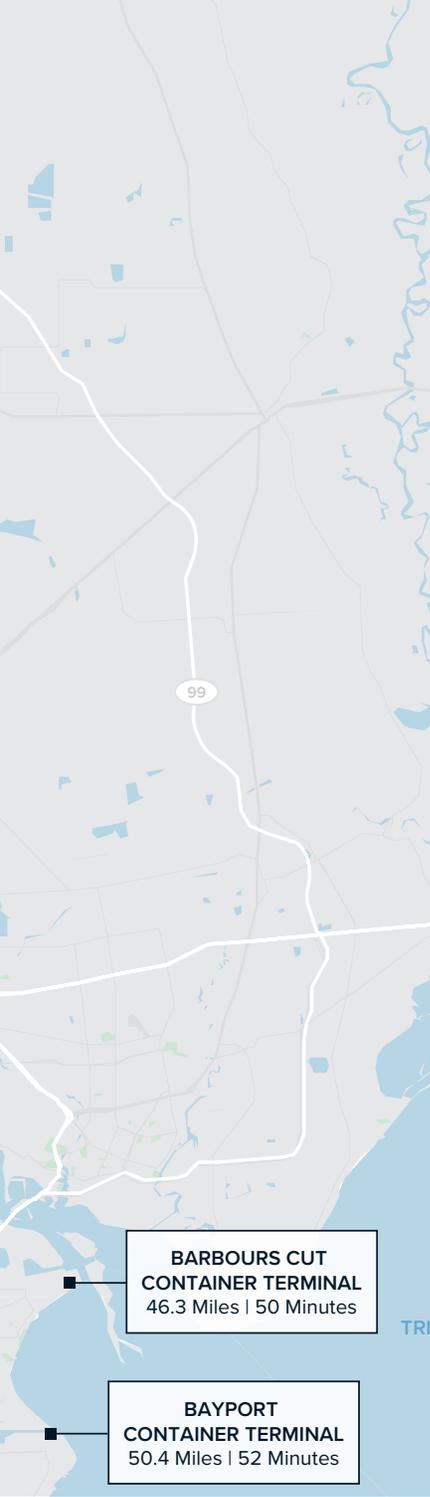
SMALL- TO MID-SIZE
INVENTORY

ROBUST LEASING
VELOCITY

NATION LEADING
FUNDAMENTALS

SOUGHT-AFTER
DISTRIBUTION
LOCATION





16333 STATE HWY 249

Property Address

HOUSTON, TX

Location

166,249

Size (SF)

3.1 YEARS

WALT

100%

Occupancy

32'

Clear Height

NORTHWEST

Submarket

5,454

Office SF

2023

Year Built

3%

Office Finish

FRONT-LOAD

Configuration

90 SPACES

Car Parking Spaces

10%+

Mark-to-Market

11.8 ACRES

Land Size

2

of Tenants

32.4%

Coverage Ratio

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 Mill at 249 ("the Property"). The Property is a newly constructed 166,249 square foot front-load industrial asset located in Houston's premier Northwest submarket. The Property delivered in Q4 2023 and is 100% leased to Umail Service (Gaurantor: AI Delivery) and Pure Safety Group DBA "Guardian Fall Protection" with 3.1 years of weighted average lease term remaining and 3.75% - 4.00% annual rental escalations. As Houston has seen 5%+ annual rent growth since these leases being done, in-place rents are roughly 10%+ below market. With an excellent location right off Highway 249 and Beltway 8, the Property is well positioned nearby many instiutional owners and quality tenants with direct access to the city's major industrial thouroughfares.

The location offers tenants easy access to Highway 249 and Beltway 8 enabling connectivity to the broader Houston MSA and great access to the Texas Triangle.

The opportunity allows investors to acquire a newly constructed, institutional Northwest Houston asset and capitalize on a stable cash flow with extremely attractive 3.75-4.00% annual rental escalations.

Proximate to Prestigious Industrial Users

As shown, the project is situated in an area already home to renowned companies such as Target, Coca-Cola, Advanced Auto Parts, Amazon, and The Home Depot within a 2-mile radius, indicating a strong and established business environment

DAIKIN CABOTI
9626 FALLBROOK PINES
494,800 SF | 100% LEASED

PROLOGIS THE HOME DEPOT
8103 FALLBROOK DR
533,599 SF | 100% LEASED

StateFarm
INNERBELT NORTHWEST LOGISTICS
UNDER CONSTRUCTION

FOXCONN **PROLOGIS**
HON HAI TECHNOLOGY GROUP
8303 FALLBROOK
400,250 SF | 100% LEASED

CLARION PARTNERS
9850 FALLBROOK PINES
377,179 SF | 100% LEASED

amazon
MetLife
PARK 249 - BLDG. 1
443,520 SF | 100% LEASED

PROLOGIS
FAIRBANKS 8 - BLDG. 1
70,922 SF | 100% LEASED

PROLOGIS
FAIRBANKS 8 - BLDG. 2
109,230 SF | 100% LEASED

Doorscapes, Inc.
HIGH LIFE BUSINESS PARK
103,100 SF | OWNER-OCCUPIED

MetLife
PARK 249 - BLDG. 2
100,800 SF | 100% LEASED

TARGET
MetLife
PARK 249 - BLDG. 3
173,900 SF | 100% LEASED

MetLife
PARK 249 - BLDG. 4
98,700 SF | 100% LEASED

FOXCONN CABOTI
HON HAI TECHNOLOGY GROUP
6925 FALLBROOK PINES
200,200 SF | 100% LEASED

CLARION PARTNERS amazon
9155 DERRINGTON RD
365,380 SF | 100% LEASED

FOXCONN CABOTI
HON HAI TECHNOLOGY GROUP
10640 WINDFERN
201,240 SF | 100% LEASED

CLARION PARTNERS
9851 FALLBROOK PINES
197,917 SF | 100% LEASED

CLARION PARTNERS
9200 DERRINGTON RD
291,606 SF | 100% LEASED

8602 FALLBROOK
138,600 SF | 100% LEASED

PROLOGIS
LEGACY CENTER BUSINESS PARK
463,090 SF | 100% LEASED

8550 FALLBROOK
90,000 SF | 100% LEASED

9851 FALLBROOK DR
71,100 SF | 100% LEASED

PROLOGIS
NORTHWEST CROSSROADS 2
320,430 SF | 100% LEASED

8502 FALLBROOK
70,200 SF | 100% LEASED

8550 FALLBROOK
70,200 SF | 100% LEASED

ESE
ELLIOTT ELECTRIC
SUPPLY
7929 N SAM HOUSTON PKWY
163,213 SF | OWNER-OCCUPIED

PROLOGIS
NORTHWEST CROSSROADS 1
362,180 SF | 100% LEASED

8502 FALLBROOK
76,000 SF | 100% LEASED

KKR
GRAND NATIONAL BUSINESS PARK
778,140 SF | 100% LEASED

THE MILL
AT 249

Advance Auto Parts
We're ready in Advance.
JAMES CAMPBELL COMPANY LLC
BELTWAY CROSSING NORTHWEST
441,000 SF | 100% LEASED

Property Description

PROPERTY SUMMARY

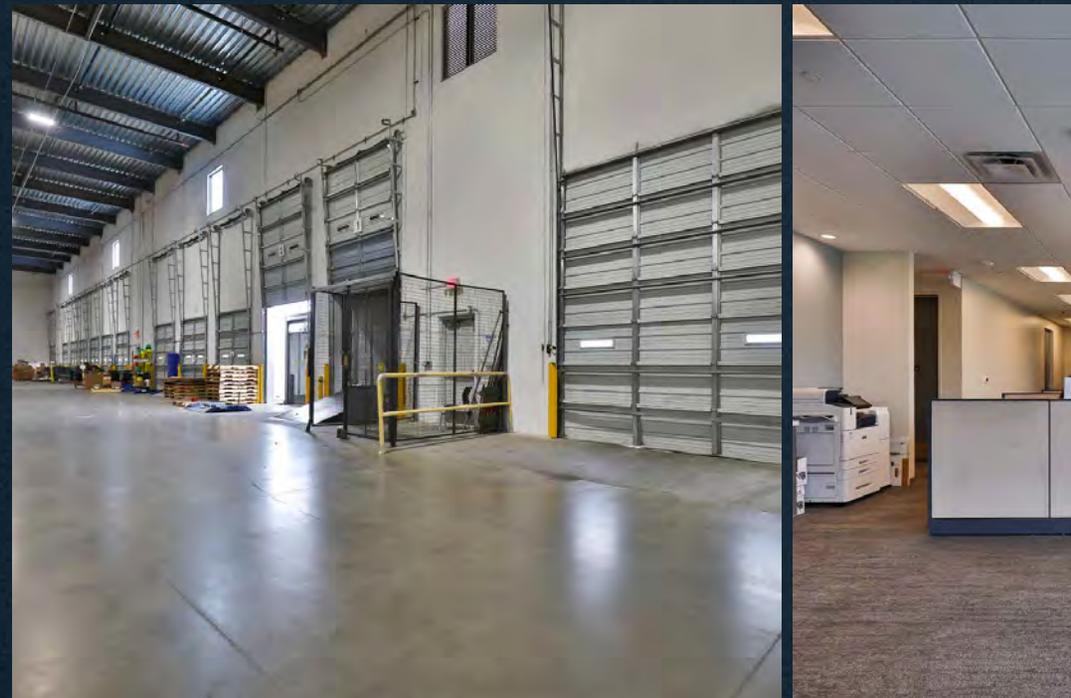
Address:	16333 State Hwy 249, Houston, TX 77064
Size (Sf):	166,249
Office (Sf):	5,454
Office Finish %:	3%
Year Built:	2023
Walt:	3.1 Years
Tenant:	Umail Service & Pure Safety Group DBA "Guardian Fall Protection"
Occupancy:	100%
Loading Configuration:	Front-Load
Clear Height:	32'
Building Depth:	220'
Column Spacing:	52' x 53'-4"
Speed Bays:	60'
Truck Court:	130' - 185' (Partially gated)
Dock Doors:	33 (9' x 10')
Dock Equipment:	11 Mechanical Pit Dock Levelers & 21 Shelters
Drive-In Doors:	2 (12' x 14')
Car Parking:	90 Spaces
Trailer Parking:	12 Spaces
Land Size:	11.8 Acres
Coverage Ratio:	32.4%

CONSTRUCTION

Exterior Walls:	Concrete tilt-wall
Roof Type:	55 MIL TPO
Warranty (Expiration):	20 Year (2043)

MECHANICAL

Electrical:	
Fire Protection:	ESFR Sprinkler System
Warehouse Lighting:	LED Lighting
Exterior Lighting:	LED Wall Packs









OFFICE
3,005 SF

OFFICE
2,449 SF

UMAIL
94,604 SF
LXD: 4/30/2030

100
PURE SAFETY GROUP, INC.
71,645 SF
LXD: 8/31/2028

Contacts

TRANSACTION TEAM

Trent Agnew, SIOR
Industrial Group Leader,
Senior Managing Director
+1 713 852 3431
trent.agnew@jll.com

Charlie Strauss, SIOR
Managing Director
+1 713 212 6574
charles.strauss@jll.com

Lance Young
Senior Director
+1 713 852 3544
lance.young@jll.com

Brooke Petzold
Associate
+1 713 212 6546
brooke.petzold@jll.com

TEXAS TEAM

Tom Weber
Senior Director
+1 713 852 3495
tom.weber@jll.com

Pauli Kerr
Director
+1 214 692 4733
pauli.kerr@jll.com

Witt Westbrook
Senior Director
+1 254 595 1407
witt.westbrook@jll.com

Kyle Mueller
Senior Director
+1 830 556 1270
kyle.mueller@jll.com

FINANCING TEAM

Michael Johnson
Managing Director
+1 713 852 3474
michael.johnson@jll.com

CUSHMAN & WAKEFIELD LEASING SUPPORT

Beau Kaleel
+ 1713 963 2844
beau.kaleel@cushwake.com

Brooke Swerdlow
+1 713 331 1735
brooke.swerdlow@cushwake.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2026. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.