

8300

TELEPHONE RD



100% LEASED TO 2 TENANTS
109,096 SF SHALLOW BAY ASSET
FRONTAGE ON TEXAS STATE HIGHWAY 35



COMMITTED
TENANCY
WITH RECENT
EXPANSION

VALUE-ADD
OPPORTUNITY
VIA LAY-DOWN
YARD

FUNCTIONAL SHALLOW
BAY INDUSTRIAL PRODUCT
PRICED SIGNIFICANTLY
BELOW REPLACEMENT COST

REGIONAL
CONNECTIVITY
MINUTES FROM
BELTWAY 8

ADJACENT TO
WILLIAM P. HOBBY
INTERNATIONAL
AIRPORT

SMALL TO MID-
SIZE INDUSTRIAL
OUTPERFORMS IN THE
SOUTH SUBMARKET

NATION LEADING
ABSORPTION
& POPULATION
GROWTH

// THE OFFERING

JLL Capital Markets, on behalf of the seller, is pleased to offer qualified investors the opportunity to acquire a fee simple interest in 8300 Telephone Rd (the “Property”) located in the South Houston submarket. The Property is a 109,096 SF shallow-bay industrial building situated on 6.20 acres with frontage on Texas State Highway 35/Telephone Rd. The irreplaceable location directly adjacent to William P. Hobby Airport that supports 41,394 jobs and \$2.5B in labor income benefit the area surrounding the Property. Texas State Highway 35/Telephone Rd directly leads the Property to both of the major Houston interstate loops, Loop 610 and Sam Houston Tollway within minutes, connecting the Property to the Greater Houston MSA.

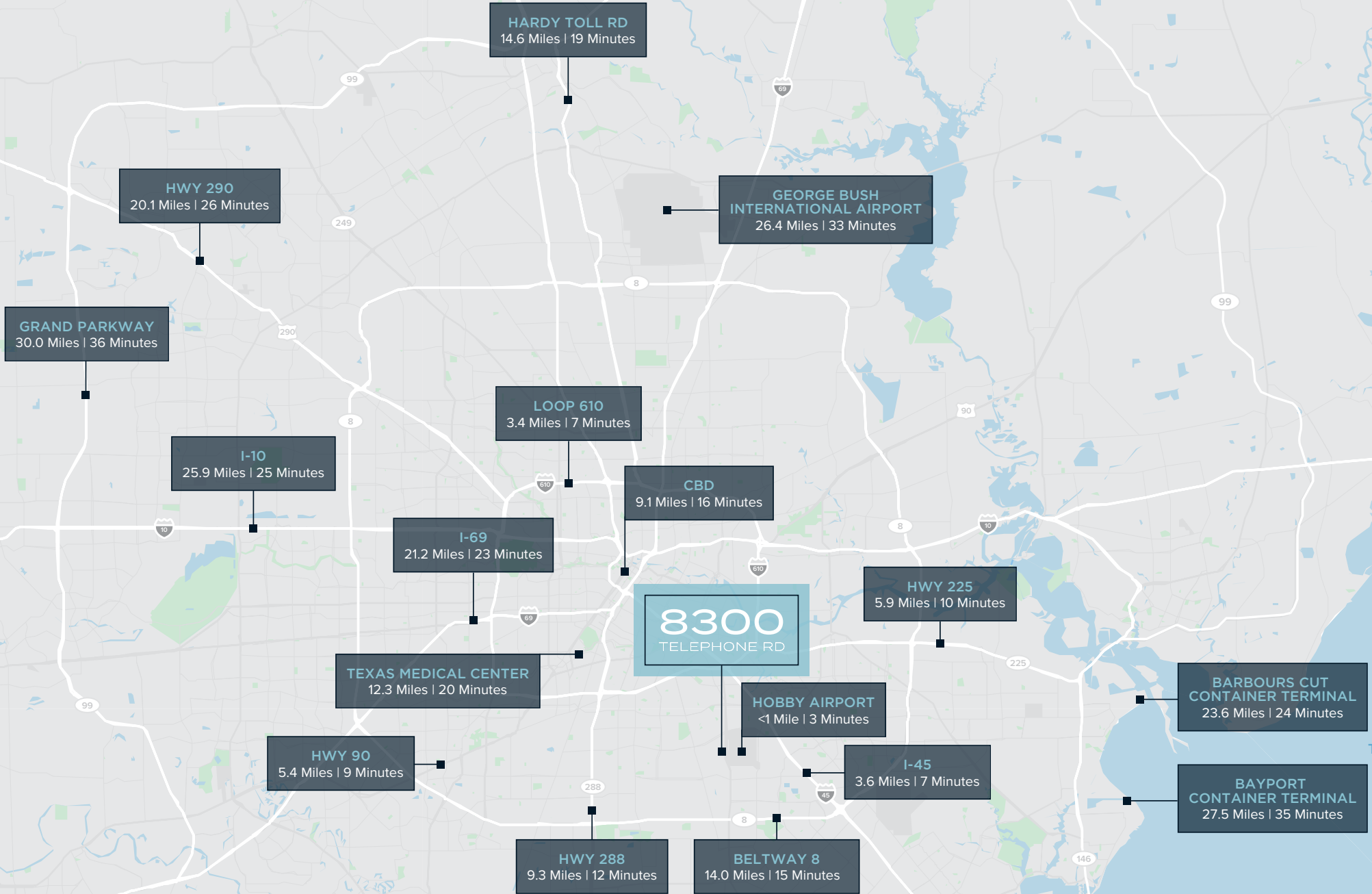
8300 Telephone Rd is leased to two tenants—McWane Plant & Industrial (76,858 SF) and First Choice Fasteners (32,238 SF)—both tenants benefit from their proximity to the Port of Houston and the robust labor pool in the South submarket. In addition to the two tenants, there is an opportunity to add value via leasing up a ±0.75 acre lay-down yard in the front of the Property.

The Property is currently 100% leased with 3.8 years of weighted average lease term remaining. Potential investors have the unique opportunity to increase revenue via leasing up the IOS yard in the front of the Property, and enjoy the steady cash flow via the existing tenants.

TRANSACTION SUMMARY

<i>SUBMARKET</i>	South
<i>SIZE (SF)</i>	109,096
<i>OCCUPANCY</i>	100%
<i>WALT</i>	3.8 Years
<i>YEAR BUILT</i>	1981
<i>LOADING TYPE</i>	Front-Load
<i>CLEAR HEIGHT</i>	26'
<i>OFFICE SF</i>	8,273
<i>% OFFICE</i>	8%
<i>CAR PARKING</i>	78 Spaces
<i>LAND SIZE (ACRES)</i>	6.20 Acres

PROPERTY + DRIVE TIME MAP



PROPERTY OVERVIEW

PROPERTY SUMMARY 8300 TELEPHONE RD

Address:	8300 Telephone Rd, Houston, TX 77061
Submarket:	South
Size (SF):	109,096
Office SF:	8,273
% Office:	8%
Year Built:	1981
Occupancy:	100%
# of Tenants:	2
WALT:	3.8 Years
Clear Height:	26'
Loading Type:	Front-Load
Dock Doors:	20
Drive-In Doors:	3
Column Spacing:	30' x 30'
Building Dimensions:	506'2" x 225'9"
Truck Court Depth:	150'
Car Parking:	78 Spaces
Land Size (Acres):	6.20 Acres
Coverage Ratio:	40.4%

CONSTRUCTION

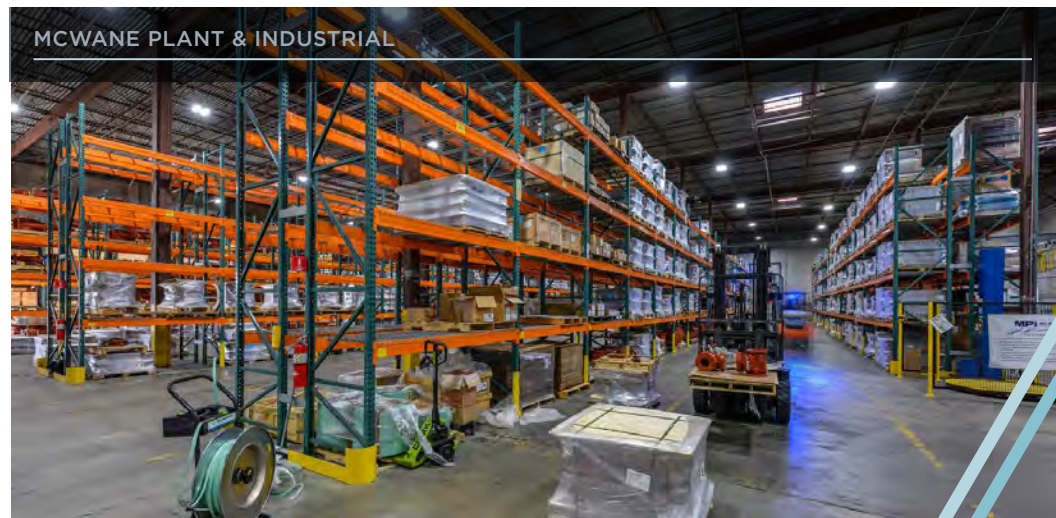
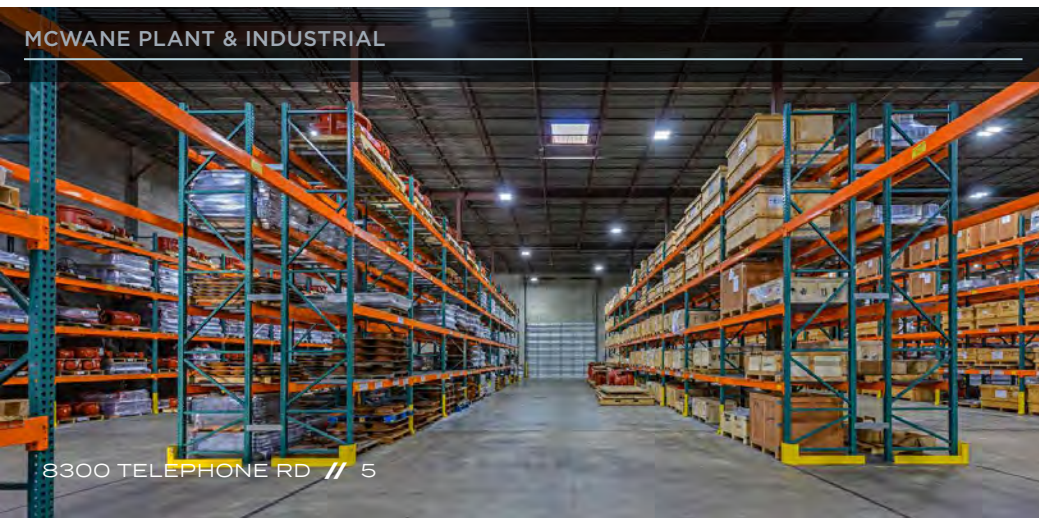
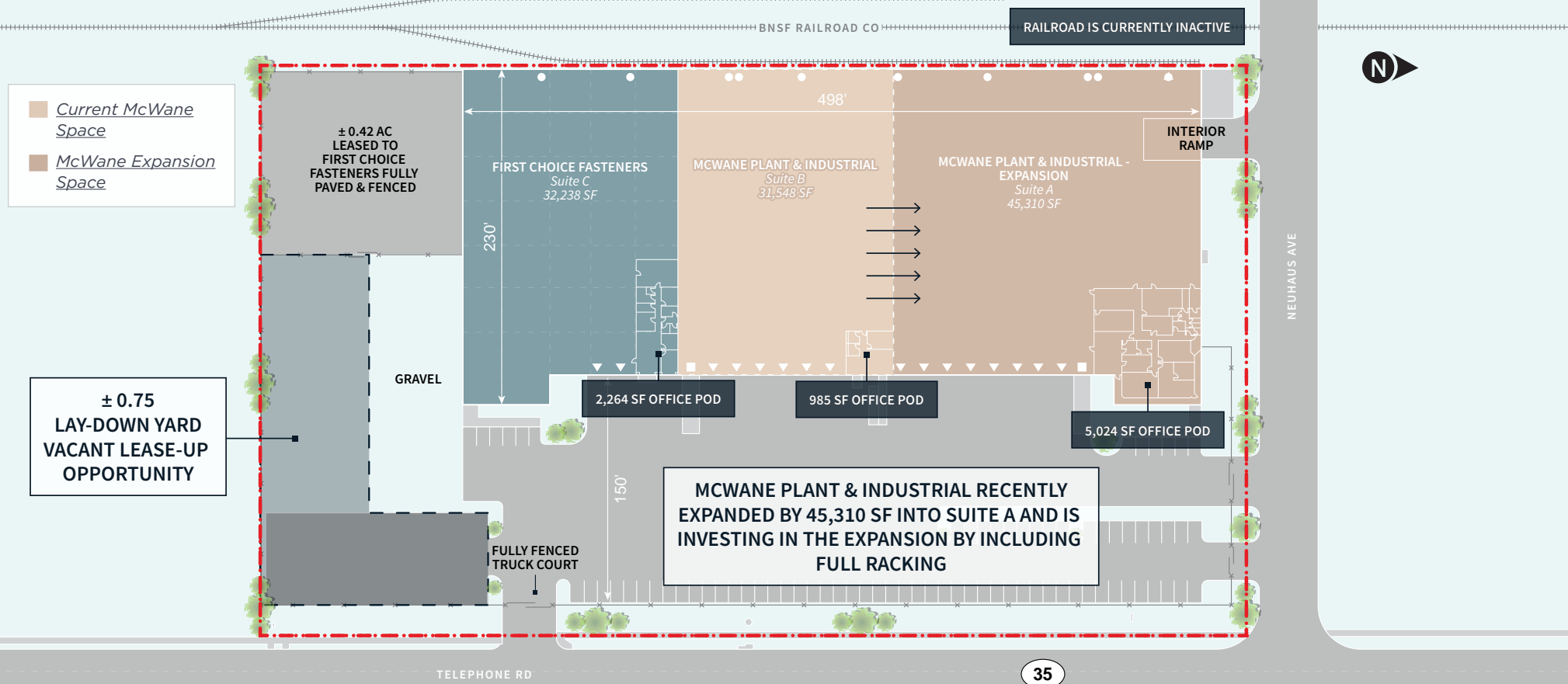
Construction Type:	Reinforced Concrete Tilt-Wall
Roof Type:	Built up Roof with Gravel
Roof Warranty Expiration:	N/A
Foundation:	Cast-In-Place Concrete Slab

MECHANICAL

HVAC:	Office Only
Exterior Lighting:	LED
Office Lighting:	LED or Fluorescent Fixtures
Warehouse Lighting:	LED, T-8, or T-5 High Bay Fixtures
Fire Suppression:	Wet Sprinkler System
Electric Service Provider:	APGE
Electrical Service (Amperage):	3 Phase, 1200 amps



COMMITTED TENANCY WITH RECENT EXPANSION



VALUE-ADD OPPORTUNITY VIA LAY-DOWN YARD



SPECIALIZED, PAVED, AND
FENCED LAY-DOWN YARD
LEASED TO FIRST
CHOICE FASTENERS
± 0.42 ACRES

IOS LEASE-UP OPPORTUNITY
TO MAXIMIZE INCOME
FROM PROPERTY
± 0.75 ACRES

REGIONAL CONNECTIVITY MINUTES FROM BELTWAY 8



HILLWOOD
A PEROT COMPANY
TARGET
BELTWAY 66
LOGISTICS PARK

YOKOHAMA
MIDV *midv*
SOUTH BELT CENTRAL
BUSINESS PARK

8 (104,496 VPD)

BNSF
RAILWAY
SWITCHYARD

FORTRESS

UnivarSolutions



Smurfit Westrock
BBB+ (S&P Global)



TPG
ANGELO
GORDON

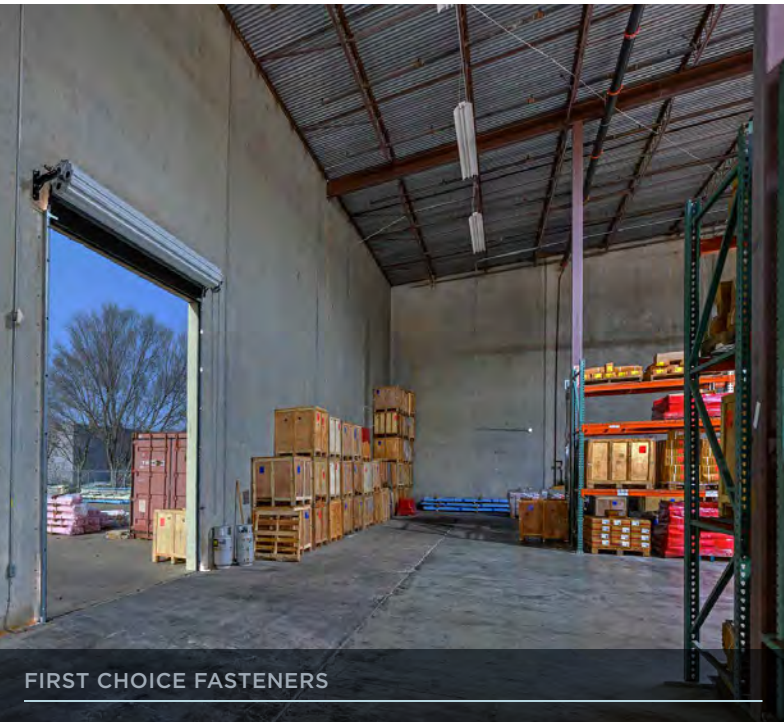
35 Telephone Rd (29,133 VPD)

MARITIME SERVICES, INC.

8300
TELEPHONE RD

WILLIAM P. HOBBY AIRPORT

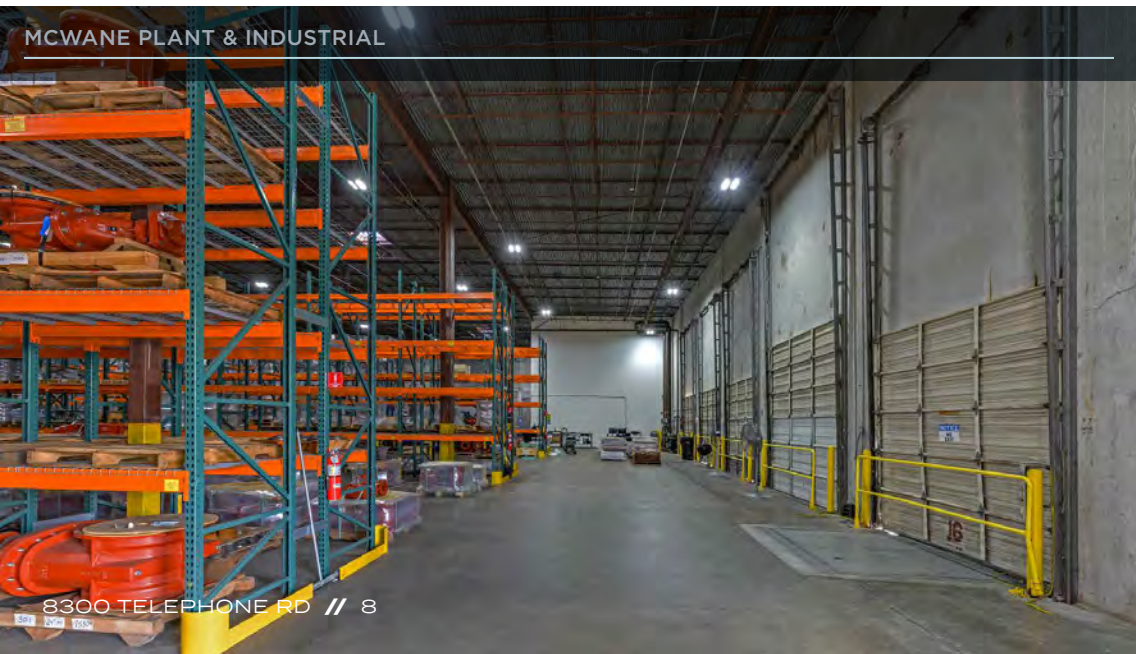
PHOTO GALLERY



FIRST CHOICE FASTENERS



MCWANE PLANT & INDUSTRIAL



MCWANE PLANT & INDUSTRIAL

8300 TELEPHONE RD // 8



FIRST CHOICE FASTENERS

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