

Prepared For:
Traeger Brothers
Donald Watson
11/22/2016



Prepared By:
Ed Ayres
Houston Realty Advisors,



Houston Realty Advisors

1930 Aldine Western Rd

1

Houston, TX 77038-1204 | Harris County | Northeast Market | Greenspoint-2020 Submarket

17,160 SF Industrial - Light Industrial Bldg with 17,160 SF Available at \$7.80 NNN



Land area +/- 1.56 acres with +/-20 parking spaces; 100% insulated metallic building. with metal halide lighting.

Property Type **Light Industrial**

Bldg Size **17,160 SF**

Status **Existing**

Year Built **2005**

Land Area **2.42 Ac.**

Zoning **--**

Sublease **No**

% Occupied **0%**

Clear Height **20.00 FT**

Dock Doors **1**

Drive-Ins **4**

Office SF **5,160 (30.06%)**

Sprinkler **Unknown Type**

Power **110 Amps/220 Volts/3 Phase**

Available SF **17,160 SF**

Max Contig **17,160 SF**

Min Divisible **17,160 SF**

Rental Rate **\$7.80 NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

HVAC **--**

Rail **No**

Parcel # **0480390000014**

Operating Exp/SF **--**

Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg	17,160	17,160	17,160	\$7.80 NNN	Yes	Now	5,160	1	4	20.00
--										

Listing Company **JLL - Mark Nicholas (713) 888-4024 / Richard Quarles (713) 888-4019 / Joseph Berwick (713) 425-5842**



Houston Realty Advisors,

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

Beltway Crossing Business Park Bldg 5 - 7807 Bluff Point Dr

2

Houston, TX 77086 | Harris County | Northwest Market | North Belt West-1950 Submarket

83,700 SF Industrial - Warehouse - Distribution Bldg with 14,293 SF Available at Negotiable



Dock high space with convenient access to Beltway 8 and 249.

Property Type **Warehouse - Distribution**

Bldg Size **83,700 SF**

Status **Existing**

Year Built **2007**

Clear Height **24.00 FT**

Dock Doors **21**

Drive-Ins **10**

Office SF **--**

Sprinkler **Unknown Type**

Power **-- -- --**

HVAC **--**

Rail **No**

Parcel # **1291880010001**

Land Area **32.95 Ac.**

Zoning **--**

Sublease **No**

% Occupied **100%**

Available SF **14,293 SF**

Max Contig **14,293 SF**

Min Divisible **14,293 SF**

Rental Rate **Negotiable --**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **--**

Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
140	14,293	14,293	14,293	Negotiable	No	Now	8,800	5		24.00
--										

Listing Company **InSite Commercial Real Estate - Rives Nolen (713) 339-5316 / Logan Greer (713) 339-5363 / Clay Reichenbach (713) 339-5329**



Houston Realty Advisors,

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

6750 Bourgeois Rd

3

Houston, TX 77066-3105 | Harris County | North Market | Outer North-2000 Submarket
12,500 SF Industrial - Light Industrial Bldg with 12,500 SF Available at Negotiable



This warehouse sits just outside the city of Houston offering 9,000 sf of warehouse space and the remaining 3500 sf as office space. The warehouse is ready for a 10-ton crane and potentially has a 2-ton crane available.

Property Type **Light Industrial**
Bldg Size **12,500 SF**
Status **Existing**
Year Built **2012**

Land Area **1.05 Ac.**
Zoning **- -**
Sublease **Yes 07/31/2018**
% Occupied **100%**

Clear Height **24.00 FT**
Dock Doors **0**
Drive-Ins **1**
Office SF **3,500 (28%)**
Sprinkler **None**
Power **- /480 Volts/3 Phase**

Available SF **12,500 SF**
Max Contig **12,500 SF**
Min Divisible **12,500 SF**
Rental Rate **Negotiable - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **- -**

Operating Exp/SF **- -**

Rail **No**

Taxes/SF **- -**

Parcel # **1314950020005**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg	12,500	12,500	12,500	Negotiable	No	Now	3,500	1	2	24.00

- -

Listing Company **Fritsche Anderson Realty Partners - David Anderson (713) 306-9811 / John Milam (713) 275-3818**



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Prepared By: **Ed Ayres** Date: **11/22/2016**

Legacy Center Two Bldg 2 - 8850-8872 Fallbrook Dr

4

Houston, TX 77064-4856 | Harris County | Northwest Market | North Belt West-1950 Submarket

89,100 SF Industrial - Warehouse - Distribution Bldg with 16,200 SF Available at Negotiable



Excellent Northwest Houston location outside Houston city limits. Direct access to Beltway 8 via Fallbrook Drive. Convenient to Hwy 249, Hwy 290 and I-10. Deed restricted business park. BOMA International Building of the Year.

Property Type **Warehouse - Distribution**

Bldg Size **89,100 SF**

Status **Existing**

Year Built **2002**

Land Area **5.98 Ac.**

Zoning **- -**

Sublease **No**

% Occupied **81.82%**

Clear Height **- -**

Dock Doors **48**

Drive-Ins **0**

Office SF **- -**

Sprinkler **Fully - Wet**

Power **- - - -**

Available SF **16,200 SF**

Max Contig **16,200 SF**

Min Divisible **16,200 SF**

Rental Rate **Negotiable - -**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

HVAC **- -**

Rail **No**

Parcel # **1174270010007**

Operating Exp/SF **- -**

Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
8872	16,200	16,200	16,200	Negotiable	Yes	Now	2,200	5		24.00

Rear-load; dock-high building with approximately 2,200 sf office. Building depth is 180' with 45'x45' column spacing. Shared truck court 120'. Building has spacious entries and is professionally landscaped.

Listing Company **Liberty Property Trust - Christie Weiss (281) 517-2514**



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Prepared By: Ed Ayres Date: 11/22/2016

Liberty Northwest Business Center Bldg 5 - 14300 Hollister Rd

5

Houston, TX 77066 | Harris County | Northwest Market | North Belt West-1950 Submarket
111,065 SF Industrial - Warehouse - Distribution Bldg



Ample parking. Excellent Northwest Houston location; outside of Houston city limits. Direct access to Beltway 8 and Hollister Rd.

Property Type **Warehouse - Distribution**
Bldg Size **111,065 SF**
Status **Existing**
Year Built **2013**

Land Area **5.85 Ac.**
Zoning **--**
Sublease **Yes 05/31/2023**
% Occupied

Clear Height **28.00 FT**
Dock Doors **1**
Drive-Ins **1**
Office SF **--**
Sprinkler **Fully - Wet**
Power **-- -- --**

Available SF **--**
Max Contig **--**
Min Divisible **--**
Rental Rate **----**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **1321690010005**

Operating Exp/SF **\$3.36 /SF**
Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	25,732	25,732	25,732	\$5.76 NNN	No	30 Days	4,242	3		28.00
End cap space of rear load facility.										

Listing Company **JLL - Jeffrey Venghaus (713) 888-4026 / Jarret Venghaus (713) 888-4035 / Geoff Perrott (713) 888-4072**



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Prepared By: **Ed Ayres** Date: **11/22/2016**

Hollister Business Park - 16261 Hollister St

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Houston, TX 77706 | Harris County | North Market | Outer North-2000 Submarket
347,854 SF Industrial - Warehouse - Distribution Bldg with 50,000 SF Available at \$4.60 FSG



This property is fenced and has night security. The property is located two miles from Belway 8 North on Hollister between FM 1960 and the Beltway. (Previous Champion Window manufacturing facility)

Property Type **Warehouse - Distribution**
Bldg Size **347,854 SF**
Status **Existing**
Year Built **1977**

Land Area **17.09 Ac.**
Zoning **--**
Sublease **No**
% Occupied **85.63%**

Clear Height **--**
Dock Doors **--**
Drive-Ins **--**
Office SF **--**
Sprinkler **None**
Power **--/--/--**

Available SF **50,000 SF**
Max Contig **50,000 SF**
Min Divisible **450 SF**
Rental Rate **\$4.60 FSG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **0392790000014**

Operating Exp/SF **--**
Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
	50,000	50,000	450	\$4.60 FSG	Yes	Now		4	1	14.00 - 16.00

This industrial space has up to 50,000 SF and can be divided to 450 SF.

Listing Company **Maverick Development - Tom O'Donnell (713) 775-4000**



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Prepared By: **Ed Ayres** Date: **11/22/2016**

Round Up Distribution Center - 10305 Round Up Ln

7

Houston, TX 77064 | Harris County | Northwest Market | Outer Northwest-1900 Submarket

149,400 SF Industrial - Warehouse - Distribution Bldg with 28,080 SF Available at Negotiable



Convenient access to Hwy 290 and Beltway 8. Double Freeport Tax Exemption for qualified user. Deed restricted business park.

Property Type **Warehouse - Distribution**

Bldg Size **149,400 SF**

Status **Existing**

Year Built **2007**

Land Area **12.14 Ac.**

Zoning **--**

Sublease **No**

% Occupied **81.2%**

Clear Height **24.00 FT**

Dock Doors **49**

Drive-Ins **2**

Office SF **--**

Sprinkler **ESFR**

Power **2,000 Amps/480 Volts/3 Phase**

Available SF **28,080 SF**

Max Contig **28,080 SF**

Min Divisible **28,080 SF**

Rental Rate **Negotiable --**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

HVAC **--**

Rail **No**

Parcel # **1296860010001**

Operating Exp/SF **--**

Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
2	28,080	28,080	28,080	Negotiable	Yes	Now	BTS	10		24.00

Rear-load; dock-high building with 180' building depth; 125' truck court.

Listing Company **Liberty Property Trust - Christie Weiss (281) 517-2514**



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Prepared By: **Ed Ayres** Date: **11/22/2016**

Bammel Business Park - 4822 N Sam Houston Pkwy

8

Houston, TX 77086 | Harris County | Northwest Market | North Belt West-1950 Submarket

45,000 SF Industrial - Light Industrial Bldg with 22,500 SF Available at Negotiable



ESFR sprinkler system. Ample parking. Immediate access to Beltway 8 and close proximity to Highway 249 and Interstate 45. 22,500 SF available (2,153 SF office and 20,347 SF warehouse). Front-load configuration. 5 dock-high doors/1 drive-in ramp. 24' clear height. End cap space.

Property Type **Light Industrial**
 Bldg Size **45,000 SF**
 Status **Existing**
 Year Built **2008**

Land Area **2.57 Ac.**
 Zoning **--**
 Sublease **No**
 % Occupied **100%**

Clear Height **24.00 FT**
 Dock Doors **10**
 Drive-Ins **1**
 Office SF **--**
 Sprinkler **ESFR**
 Power **--/--/--**

Available SF **22,500 SF**
 Max Contig **22,500 SF**
 Min Divisible **22,500 SF**
 Rental Rate **Negotiable --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **--**
 Rail **No**
 Parcel # **1283310010063**

Operating Exp/SF **--**
 Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	22,500	22,500	22,500	Negotiable	No	Now	2,153	5	1	24.00
--										

Listing Company **Stream Realty Partners, LP - Blake Warren (713) 300-0313 / Jeremy Lumbreras (713) 300-0322**

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Prepared By: **Ed Ayres** Date: **11/22/2016**

Beltway Antoine Bldg 1 - 3403 N Sam Houston Pkwy

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Houston, TX 77086-1491 | Harris County | Northwest Market | North Belt West-1950 Submarket
54,941 SF Industrial - Light Industrial Bldg with 13,432 SF Available at Negotiable



Beltway Antoine 1. Light industrial, rear load (4 dock high doors (1 over sized), 1 ramp). 100% HVAC warehouse - insulated deck and dock doors. 20' clear height/40'x 45' column spacing. ESFR sprinkler system. Two electrical car charging stations (in front of suite). "Plug 'n Play" phone & data. Beltway 8 frontage.

Property Type **Light Industrial**
Bldg Size **54,941 SF**
Status **Existing**
Year Built **2007**

Land Area **14.94 Ac.**
Zoning **--**
Sublease **No**
% Occupied **75.55%**

Clear Height **20.00 FT**
Dock Doors **19**
Drive-Ins **3**
Office SF **--**
Sprinkler **ESFR**
Power **--/--/--**

Available SF **13,432 SF**
Max Contig **13,432 SF**
Min Divisible **5,405 SF**
Rental Rate **Negotiable --**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **1303480020001**

Operating Exp/SF **--**
Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
300	13,432	13,432	5,405	Negotiable	Yes	Now	8,865	4	1	20.00

Beltway Antoine 1. Light industrial, rear load (4 dock high doors (1 oversized), 1 ramp). 100% HVAC warehouse - insulated deck and dock doors. 20' clear height/40'x45' column spacing. ESFR sprinkler system. Two electrical car charging stations (in front of suite). "Plug 'n Play" phone & data. Beltway 8 frontage.

Listing Company **DCT Industrial Trust - Michael Flowers (832) 204-4452 / Justin Bennett (832) 204-4455**



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Prepared By: **Ed Ayres** Date: **11/22/2016**

Beltway Antoine Bldg 4 - 3433 N Sam Houston Pkwy

10

Houston, TX 77086-1485 | Harris County | Northwest Market | North Belt West-1950 Submarket

51,975 SF Industrial - Light Industrial Bldg with 16,978 SF Available at \$7.80 NNN



Rear load facility. Excellent Northwest Houston location with Beltway 8 frontage.

Property Type **Light Industrial**Bldg Size **51,975 SF**Status **Existing**Year Built **2008**Land Area **6.89 Ac.**Zoning **--**Sublease **Yes 01/31/2019**% Occupied **67.33%**Clear Height **20.00 FT**Dock Doors **13**Drive-Ins **3**Office SF **--**Sprinkler **ESFR**Power **200 Amps/- -/-**Available SF **16,978 SF**Max Contig **16,978 SF**Min Divisible **16,978 SF**Rental Rate **\$7.80 NNN**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **1303480010002**Operating Exp/SF **--**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
406	16,978	16,978	16,978	\$7.80 NNN	Yes	Now	5,797	4	1	24.00

Furniture included. Plug and play.Listing Company **JLL - Jarret Venghaus (713) 888-4035 / David Buescher (713) 888-4016 / Leah Miller (713) 888-4066**

Houston Realty Advisors.

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Prepared By: **Ed Ayres** Date: **11/22/2016**

Beltway Antoine Bldg 5 - 3443 N Sam Houston Pkwy

11

Houston, TX 77086 | Harris County | Northwest Market | North Belt West-1950 Submarket

48,424 SF Industrial - Light Industrial Bldg with 23,794 SF Available at Negotiable NNN



Light industrial, rear load (3 dock high doors, 1 ramp). 24' clear height/ 40'x 45' column spacing. ESFR Sprinkler System. T-5 warehouse lighting. Plug'n Play Phone & Data. Beltway 8 frontage.

Property Type **Light Industrial**
 Bldg Size **48,424 SF**
 Status **Existing**
 Year Built **2008**

Land Area **6.89 Ac.**
 Zoning **- -**
 Sublease **No**
 % Occupied **50.86%**

Clear Height **20.00 - 30.00 FT**
 Dock Doors **11**
 Drive-Ins **3**
 Office SF **- -**
 Sprinkler **ESFR**
 Power **- -/- -/- -**

Available SF **23,794 SF**
 Max Contig **14,294 SF**
 Min Divisible **9,500 SF**
 Rental Rate **Negotiable NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **- -**
 Rail **No**
 Parcel # **1303480010002**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
200	14,294	14,294	14,294	Negotiable NNN	Yes	Now	3,864	3	1	24.00
Light industrial, rear load (3 dock high doors, 1 ramp). 24' clear height/ 40'x 45' column spacing. ESFR Sprinkler System. T-5 warehouse lighting. Plug'n Play Phone & Data. Beltway 8 frontage.										
500	9,500	9,500	9,500	Negotiable NNN	Yes	30 Days	3,405	2	1	24.00
Light industrial, rear load (2 dock high doors, 1 ramp). 24' clear height/ 40'x 45' column spacing. ESFR Sprinkler System. End cap space. Plug'n Play Phone & Data. Two quad electrical drops in the warehouse. Beltway 8 frontage.										

Listing Company **DCT Industrial Trust - Michael Flowers (832) 204-4452 / Justin Bennett (832) 204-4455**



Houston Realty Advisors.

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Prepared By: Ed Ayres Date: 11/22/2016

Sam Houston Center Bldg 1 - 9750 W Sam Houston Pkwy N

12

Houston, TX 77064 | Harris County | Northwest Market | North Belt West-1950 Submarket

59,998 SF Industrial - Flex/R&D Bldg with 30,321 SF Available at Negotiable



Located at 9750 W Sam Houston Pkwy N Houston, TX 77064.

Property Type **Flex/R&D**

Bldg Size **59,998 SF**

Status **Existing**

Year Built **2002**

Land Area **12.67 Ac.**

Zoning **- -**

Sublease **No**

% Occupied **100%**

Clear Height **24.00 FT**

Dock Doors **10**

Drive-Ins **0**

Office SF **- -**

Sprinkler **Unknown Type**

Power **- -/- - -**

Available SF **30,321 SF**

Max Contig **15,666 SF**

Min Divisible **14,655 SF**

Rental Rate **Negotiable - -**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

HVAC **- -**

Rail **No**

Operating Exp/SF **- -**

Taxes/SF **- -**

Parcel # **1229330020001**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
100	15,666	15,666	15,666	Negotiable	No	Now	10,200	2		24.00
5,441 sf warehouse space; corner space; ramp access										
170	14,655	14,655	14,655	Negotiable	No	Now		2		24.00
50% office/showroom, 100% HVAC.										

Listing Company **Transwestern - Brian Gammill (713) 270-7700 / Darryl Noon (713) 270-7700 / Jude Filippone (713) 270-7700**



Houston Realty Advisors

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

Beltway Antoine Business Center West Bldg 2 - 3423 N Sam Houston Pkwy W

13

Houston, TX 77086 | Harris County | Northwest Market | North Belt West-1950 Submarket

27,459 SF Industrial - Light Industrial Bldg with 27,459 SF Available at Negotiable NNN



±27,459 SF. Office SF ±7,435 SF. Clear height ±24'. Heavy power. Eight (8) dock-high doors one (1) ramp. Outside storage SF ±1,000 SF of fenced and paved. 5-ton crane served. Tilt-wall construction. Utilities HC UD 14. Sprinklered ESFR. End-cap space. Frontage along Beltway 8. Very clean, minimal improvement needed. Cubicles (10), furniture, warehouse racks available.

Property Type **Light Industrial**Bldg Size **27,459 SF**Status **Existing**Year Built **2007**Land Area **65.00 Ac.**Zoning **- -**Sublease **Yes 05/31/2019**% Occupied **100%**Clear Height **24.00 FT**Dock Doors **13**Drive-Ins **5**Office SF **7,435 (27.07%)**Sprinkler **ESFR**Power **- -/- -/- -**Available SF **27,459 SF**Max Contig **27,459 SF**Min Divisible **27,459 SF**Rental Rate **Negotiable NNN**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **- -**Rail **No**Parcel # **1303480020001**Operating Exp/SF **- -**Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
304	27,459	27,459	27,459	Negotiable NNN	No	30 Days	7,435	8	1	24.00
- -										

Listing Company **Lee & Associates | Houston - Justin Tunnell (713) 744-7431**

Houston Realty Advisors.

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Prepared By: **Ed Ayres** Date: **11/22/2016**

Beltway Antoine Business Center West Bldg 2 - 3423 N Sam Houston Pkwy W

14

Houston, TX 77086 | Harris County | Northwest Market | North Belt West-1950 Submarket

27,459 SF Industrial - Light Industrial Bldg with 14,650 SF Available at Negotiable



Beltway Antoine 3. Light industrial, Rear load (4 dock high doors, 1 over sized door with ramp). 24' clear height and 40'x 45' column spacing. Quad Electrical Drops throughout the warehouse. Plug'n Play phone & data. ESFR Sprinkler and Beltway 8 frontage.

Property Type **Light Industrial**
 Bldg Size **27,459 SF**
 Status **Existing**
 Year Built **2007**

Land Area **65.00 Ac.**
 Zoning **- -**
 Sublease **No**
 % Occupied **46.65%**

Clear Height **24.00 FT**
 Dock Doors **13**
 Drive-Ins **5**
 Office SF **7,435 (27.07%)**
 Sprinkler **ESFR**
 Power **- -/- -/- -**

Available SF **14,650 SF**
 Max Contig **14,650 SF**
 Min Divisible **14,650 SF**
 Rental Rate **Negotiable - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **- -**
 Rail **No**
 Parcel # **1303480020001**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
301	14,650	14,650	14,650	Negotiable	Yes	Now	2,083	4	1	24.00
Light industrial, rear load (4 dock high doors, 1 oversized door with ramp). 40'x 45' column spacing, ESFR Sprinkler System, and Beltway 8 Frontage. Quad Electrical Drops throughout the warehouse. Plug'n Play Phone & Data.										

Listing Company **DCT Industrial Trust - Michael Flowers (832) 204-4452 / Justin Bennett (832) 204-4455**



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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Ed Ayres Date: 11/22/2016

Liberty Northwest Business Center Bldg 2 - 5250 N Sam Houston Pkwy W

15

Houston, TX 77066 | Harris County | Northwest Market | North Belt West-1950 Submarket

192,000 SF Industrial - Warehouse - Distribution Bldg with 88,000 SF Available at Negotiable



Outside Houston city limits. Direct access to Beltway 8. Convenient to Hwy 249 and I-45. Rear-load, dock-high building. Freeport Tax Exemption for qualified users. Deed Restricted Business Park.

Property Type **Warehouse - Distribution**Bldg Size **192,000 SF**Status **Existing**Year Built **2006**Land Area **10.45 Ac.**Zoning **- -**Sublease **No**% Occupied **100%**Clear Height **24.00 FT**Dock Doors **19**Drive-Ins **4**Office SF **- -**Sprinkler **ESFR**Power **2,100 Amps/- /3 Phase**Available SF **88,000 SF**Max Contig **72,000 SF**Min Divisible **16,000 SF**Rental Rate **Negotiable - -**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **- -**Rail **No**Parcel # **1282820010001**Operating Exp/SF **- -**Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
	72,000	72,000	16,000	Negotiable	No	30 Days	4,480	9		24.00
Shop: 3,529 sf. Building depth: 200'; Shared truck court 200'. High parking ratio.										
200	16,000	16,000	16,000	Negotiable	No	30 Days		1		24.00
100% warehouse: 200' building depth; 40'x40' column spacing; 200' truck court (shared.) Ability to add (3) dock doors.										

Listing Company **Liberty Property Trust - Hans Brindley (281) 955-2000 / Christie Weiss (281) 517-2514**



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Prepared By: **Ed Ayres** Date: **11/22/2016**

Liberty Northwest Business Center Bldg 3 - 5500 N Sam Houston Pkwy W

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Houston, TX 77066 | Harris County | Northwest Market | North Belt West-1950 Submarket
82,720 SF Industrial - Warehouse - Distribution Bldg with 28,000 SF Available at Negotiable



Outside Houston city limits. Beltway 8 Frontage/visibility. Convenient to Hwy 249 and I-45. LEED certified; rear-load; dock high building. High-finish fls. Rock & High-performance glass exterior. Freeport Tax Exemption for qualified users. Deed restricted business park.

Property Type **Warehouse - Distribution**
Bldg Size **82,720 SF**
Status **Existing**
Year Built **2012**

Land Area **35.00 Ac.**
Zoning **- -**
Sublease **No**
% Occupied **79.69%**

Clear Height **20.00 FT**
Dock Doors **- -**
Drive-Ins **- -**
Office SF **- -**
Sprinkler **ESFR**
Power **- /440 Volts/- -**

Available SF **28,000 SF**
Max Contig **28,000 SF**
Min Divisible **11,200 SF**
Rental Rate **Negotiable - -**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **- -**
Rail **No**
Parcel # **1321690010003**

Operating Exp/SF **\$4.25 /SF**
Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
200	16,800	28,000	11,200	Negotiable	Yes	Now	5,500	4		20.00
Staging bay of 5,600 sf; building depth 140'; 200' shared truck court. High vehicle parking ratio. Will not divide.										
200/300	28,000	28,000	11,200	Negotiable	No		14,587	5		
- -										
300	11,200	28,000	11,200	Negotiable	No	30 Days	9,087	1		20.00
5,600 sf staging bay; 140' building depth. 200' shared truck court; high vehicle parking ratio.										

Listing Company **Liberty Property Trust - Hans Brindley (281) 955-2000 / Christie Weiss (281) 517-2514**



Houston Realty Advisors.

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Ed Ayres Date: 11/22/2016

Liberty Northwest Business Center Bldg 3 - 5500 N Sam Houston Pkwy W

17

Houston, TX 77066 | Harris County | Northwest Market | North Belt West-1950 Submarket

82,720 SF Industrial - Warehouse - Distribution Bldg



3 Months Free Rent! Prewired for data cabling, phone and security system. (4) dock-high doors - no ramps. Rear loading buildings. ESFR Sprinkler system. LEED certified. High-finish flex. Gated fence in back for outside storage, no addtl. charge. Rock & High-performance glass exterior. High parking ratio. Outside Houston City Limits. Easy access at Hollister and Bammel N. Houston @ Beltway.

Property Type **Warehouse - Distribution**Bldg Size **82,720 SF**Status **Existing**Year Built **2012**Land Area **35.00 Ac.**Zoning **--**Sublease **Yes 01/31/2018**

% Occupied

Clear Height **20.00 FT**Dock Doors **--**Drive-Ins **--**Office SF **--**Sprinkler **ESFR**Power **- /440 Volts/-**Available SF **--**Max Contig **--**Min Divisible **--**Rental Rate **----**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **1321690010003**Operating Exp/SF **\$3.96 /SF**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
200	16,800	16,800	16,800	\$10.00 NNN	No	Now	5,500	4	0	20.00
--										

Listing Company **Newmark Grubb Knight Frank - David Husid (713) 599-5149**

Houston Realty Advisors.

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

Liberty Northwest Business Center Bldg 3 - 5500 N Sam Houston Pkwy W

18

Houston, TX 77066 | Harris County | Northwest Market | North Belt West-1950 Submarket

82,720 SF Industrial - Warehouse - Distribution Bldg



Ample parking. ESFR sprinkler system. Excellent Northwest Houston location, outside Houston City limits. Direct access to Beltway 7 & Hollister Rd.

Property Type **Warehouse - Distribution**

Bldg Size **82,720 SF**

Status **Existing**

Year Built **2012**

Land Area **35.00 Ac.**

Zoning - -

Sublease **Yes 05/31/2023**

% Occupied

Clear Height **20.00 FT**

Dock Doors - -

Drive-Ins - -

Office SF - -

Sprinkler **ESFR**

Power - **-/440 Volts/-** -

Available SF - -

Max Contig - -

Min Divisible - -

Rental Rate - - - -

Sale Price **Not for Sale**

Price/SF **Not for Sale**

HVAC - -

Rail **No**

Parcel # **1321690010003**

Operating Exp/SF **\$4.00 /SF**

Taxes/SF - -

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
300	11,200	11,200	11,200	\$9.36 NNN	No	30 Days	8,850	1		20.00
- -										

Listing Company **JLL - Jeffrey Venghaus (713) 888-4026 / Jarret Venghaus (713) 888-4035 / Geoff Perrott (713) 888-4072**



Houston Realty Advisors,

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

DCT Fairbanks 8 West Bldg - 7330 N Sam Houston Pkwy W

19

Houston, TX 77064 | Harris County | Northwest Market | North Belt West-1950 Submarket
 108,000 SF Industrial - Warehouse - Distribution Bldg with 27,694 SF Available at \$7.50 NNN



New make ready office and warehouse! Total of 27,697 SF available (divisible to +/- 11,013 SF) with 2,268 SF make ready office (under construction). High-Pile compliant (base building). ESFR sprinkler system. 7' Building Slab/ T-5 lighting. 200 amp electrical service in place. 24' clear height. 40'x 42' column spacing. 8 dock-high loading doors. 180' truck court. 1.7 per 1000 parking ratio.

Property Type **Warehouse - Distribution**Bldg Size **108,000 SF**Status **Existing**Year Built **2013**Land Area **13.00 Ac.**Zoning **--**Sublease **No**% Occupied **74.36%**Clear Height **24.00 FT**Dock Doors **32**Drive-Ins **0**Office SF **--**Sprinkler **ESFR**Power **200 Amps/480 Volts/3 Phase**Available SF **27,694 SF**Max Contig **27,694 SF**Min Divisible **11,013 SF**Rental Rate **\$7.50 NNN**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **--**Rail **No**Parcel # **0460240000072**Operating Exp/SF **\$2.10 /SF**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg 8	27,694	27,694	11,013	\$7.50 NNN	Yes	Now	2,268	8		24.00
--										

Listing Company **JLL - Mark Nicholas (713) 888-4024 / Richard Quarles (713) 888-4019 / Joseph Berwick (713) 425-5842 / DCT Industrial Trust - Michael Flowers (832) 204-4452**



Houston Realty Advisors,

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Ed Ayres Date: 11/22/2016

9837 Schooner Ln, Bldg G - 9837 Schooner Ln

20

Houston, TX 77064-3300 | Harris County | Northwest Market | North Belt West-1950 Submarket

15,475 SF Industrial - Light Industrial Bldg with 15,475 SF Available at \$3.60 NNN

For Sale at Negotiable



Great industrial building available for lease located NW of Windfern Rd and Windmill Park Ln.

Property Type **Light Industrial**Bldg Size **15,475 SF**Status **Existing**Year Built **2006**Land Area **1.49 Ac.**Zoning **--**Sublease **No**% Occupied **0%**Clear Height **16.00 FT**Dock Doors **1**Drive-Ins **3**Office SF **100 (.64%)**Sprinkler **Fully - Dry**Power **-- -- --**Available SF **15,475 SF**Max Contig **15,475 SF**Min Divisible **15,475 SF**Rental Rate **\$3.60 NNN**Sale Price **Negotiable**Price/SF **Negotiable**HVAC **--**Rail **No**Parcel # **0272560000003**Operating Exp/SF **--**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg	15,475	15,475	15,475	\$3.60 NNN	Yes	Now	100	1	3	16.00
--										

Listing Company **Beeman Strong & Co - Teresa Olson (713) 552-1110**

Houston Realty Advisors.

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

Beltway Crossing Business Park Bldg 3 - 14824 Tomball Pkwy

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Houston, TX 77086-1633 | Harris County | Northwest Market | North Belt West-1950 Submarket

54,738 SF Industrial - Warehouse - Distribution Bldg with 13,958 SF Available at Negotiable



Dock high, rear load space. Immediate access to Beltway 8 and Hwy 249. Frontage on Hwy 249.

Property Type **Warehouse - Distribution**Bldg Size **54,738 SF**Status **Existing**Year Built **2006**Land Area **32.95 Ac.**Zoning **- -**Sublease **No**% Occupied **100%**Clear Height **24.00 FT**Dock Doors **9**Drive-Ins **5**Office SF **4,000**Sprinkler **Unknown Type**Power **- - - -**Available SF **13,958 SF**Max Contig **13,958 SF**Min Divisible **13,958 SF**Rental Rate **Negotiable - -**Sale Price **Not for Sale**Price/SF **Not for Sale**HVAC **- -**Rail **No**Parcel # **1291880010001**Operating Exp/SF **- -**Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
190	13,958	13,958	13,958	Negotiable	No	Now	1,552	4	0	24.00
- -										

Listing Company **InSite Commercial Real Estate - Rives Nolen (713) 339-5316 / Logan Greer (713) 339-5363 / Clay Reichenbach (713) 339-5329**

Houston Realty Advisors,

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

Houston, TX 77070 | Harris County | Northwest Market | Outer Northwest-1900 Submarket

13,750 SF Industrial - Warehouse - Distribution Bldg

For Sale at \$1,070,000 (\$77.82 PSF)



Manufacturing/Distribution Bldg with 14' doors; 18' clear warehouse bays with 3 grade level over-sized doors. Heavy power 240/3 phase. Full dock concrete truck ramp for heavy loading. 1.08 acres fenced yard with electronic access wrought iron gates. Easy access to Hwy 290 via FM 1960 or Jones Road.

Property Type **Warehouse - Distribution**Bldg Size **13,750 SF**Status **Existing**Year Built **2003**Land Area **1.08 Ac.**Zoning **--**Sublease **No**

% Occupied

Clear Height **18.00 FT**Dock Doors **0**Drive-Ins **3**Office SF **2,500**Sprinkler **Unknown Type**Power **- /240 Volts/3 Phase**Available SF **--**Max Contig **--**Min Divisible **--**Rental Rate **----**Sale Price **\$1,070,000**Price/SF **\$77.82 /SF**HVAC **--**Rail **No**Parcel # **0451550000065**Operating Exp/SF **--**Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg	13,750	13,750	8,000	\$9.72 Net	Yes	Now	2,500	1	3	18.00

Manufacturing/Distribution Bldg with 14' doors; 18' clear warehouse bays with 3 grade level over-sized doors. Heavy power 240/3 phase. Full dock concrete truck ramp for heavy loading. 1.08 acres fenced yard with electronic access wrought iron gates. Easy access to Hwy 290 via FM 1960 or Jones Road.

Listing Company **Proximity Commercial Advisors - Leigh Anne Ahr (281) 955-8765 / Matt Rogers (281) 995-5959**

Northwest Green Business Park - 10811 Vinecrest Dr

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Houston, TX 77086 | Harris County | Northwest Market | North Belt West-1950 Submarket
88,362 SF Industrial - Warehouse - Distribution Bldg with 88,362 SF Available at Negotiable



Convenient northwest Houston location with direct access to Beltway 8 and SH 249.

Property Type **Warehouse - Distribution**
Bldg Size **88,362 SF**
Status **Existing**
Year Built **2006**

Land Area **1.90 Ac.**
Zoning **--**
Sublease **No**
% Occupied **100%**

Clear Height **25.00 FT**
Dock Doors **27**
Drive-Ins **2**
Office SF **1,600 (1.81%)**
Sprinkler **Unknown Type**
Power **400 Amps/- -/-**

Available SF **88,362 SF**
Max Contig **88,362 SF**
Min Divisible **14,000 SF**
Rental Rate **Negotiable --**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

HVAC **--**
Rail **No**
Parcel # **1291880010001**

Operating Exp/SF **--**
Taxes/SF **--**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg	88,362	88,362	14,000	Negotiable	No	Now	12,000	29		24.00
--										

Listing Company **InSite Commercial Real Estate - Logan Greer (713) 339-5363 / Rives Nolen (713) 339-5316 / Clay Reichenbach (713) 339-5329**



Houston Realty Advisors,

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Ed Ayres** Date: **11/22/2016**

Houston, TX 77064 | Harris County | Northwest Market | North Belt West-1950 Submarket
 77,987 SF Industrial - Warehouse - Distribution Bldg with 77,987 SF Available at Negotiable



New construction; Northwest Houston with convenient access to Beltway 8 and 290.

Property Type **Warehouse - Distribution**
 Bldg Size **77,987 SF**
 Status **Existing**
 Year Built **2014**

Land Area **28.43 Ac.**
 Zoning **- -**
 Sublease **No**
 % Occupied **0%**

Clear Height **24.00 FT**
 Dock Doors **19**
 Drive-Ins **2**
 Office SF **- -**
 Sprinkler **ESFR**
 Power **- - - -**

Available SF **77,987 SF**
 Max Contig **77,987 SF**
 Min Divisible **30,000 SF**
 Rental Rate **Negotiable - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

HVAC **- -**
 Rail **No**
 Parcel # **0470300000145**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg	77,987	77,987	30,000	Negotiable	Yes	Now	3,444	21		30.00
- -										

Listing Company **InSite Commercial Real Estate - Rives Nolen (713) 339-5316 / Logan Greer (713) 339-5363 / Clay Reichenbach (713) 339-5329**

Houston, TX 77064 | Harris County | Northwest Market | North Belt West-1950 Submarket

17,100 SF Industrial - Light Industrial Bldg with 17,100 SF Available at \$6.60 NNN

For Sale at Negotiable



Located at Northwest of Zaka Rd and Windfern Rd. Property is being lease for 39,592 SF with rent of \$6.60 NNN. This is a Multiple Building Sale/Lease of Property ID's: 2354664 and 2696618.

Property Type **Light Industrial**
 Bldg Size **17,100 SF**
 Status **Existing**
 Year Built **2008**

Land Area **2.24 Ac.**
 Zoning - -
 Sublease **No**
 % Occupied **0%**

Clear Height - -
 Dock Doors **0**
 Drive-Ins **1**
 Office SF - -
 Sprinkler **None**
 Power - -/ - -

Available SF **17,100 SF**
 Max Contig **17,100 SF**
 Min Divisible **17,100 SF**
 Rental Rate **\$6.60 NNN**
 Sale Price **Negotiable**
 Price/SF **Negotiable**

HVAC - -
 Rail **No**
 Parcel # **1209320010001**

Operating Exp/SF - -
 Taxes/SF - -

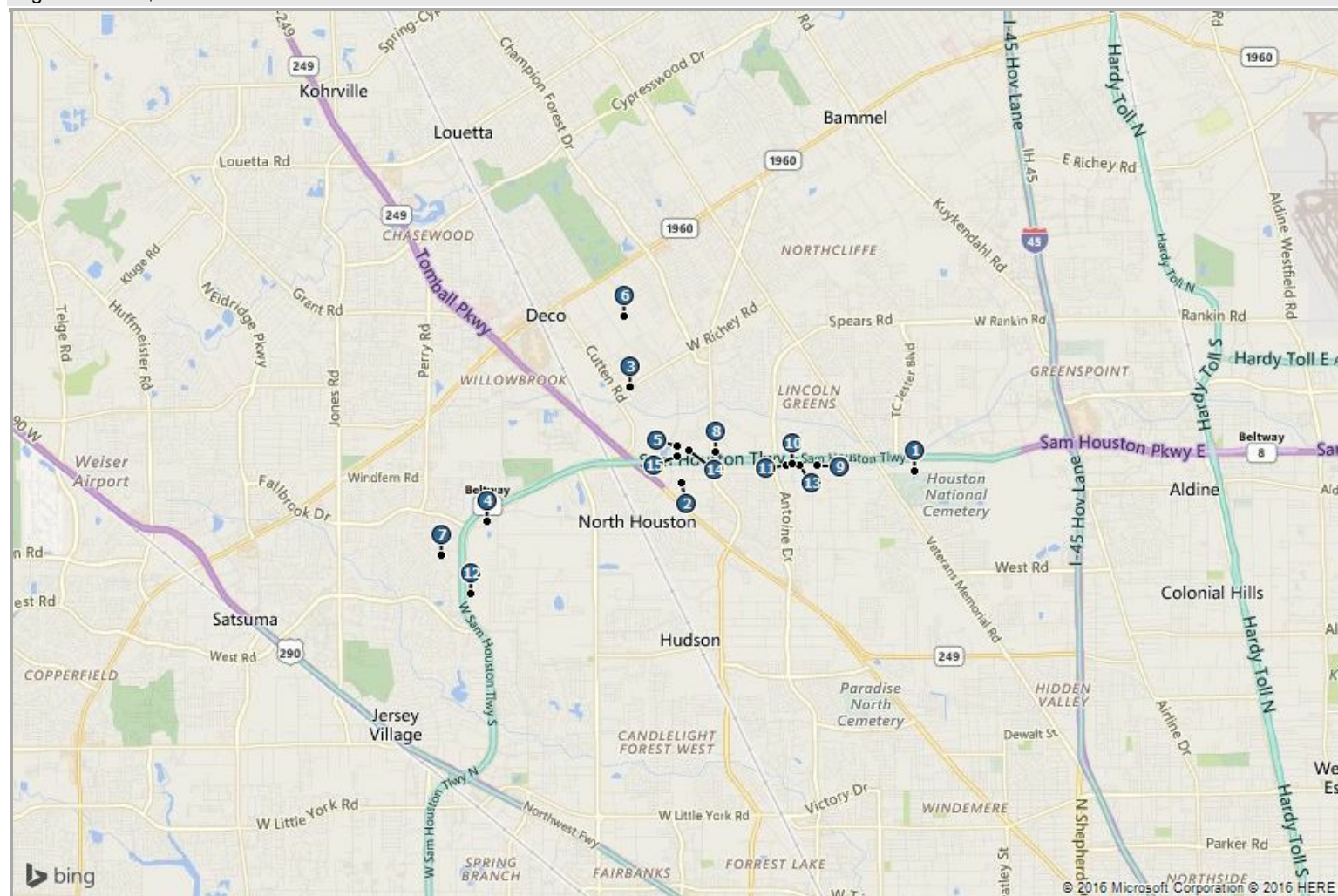
Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
Bldg	17,100	17,100	17,100	\$6.60 NNN	Yes	Now		TBD	TBD	20.00
- -										

Listing Company **Cushman & Wakefield - John Nicholson (713) 345-1430 / Nathan Wynne (713) 345-1431**

Map Report

22 Properties | 25 Listings | 57 Spaces

Avg lease rate: \$7.27



Address	City	Property	Total Avail
1 1930 Aldine Western Rd	Houston	17,160 SF Industrial / Light Industrial	17,160 SF; \$7.80 NNN
2 7807 Bluff Point Dr	Houston	83,700 SF Industrial / Warehouse - Distribution	14,293 SF; Negotiable
3 6750 Bourgeois Rd	Houston	12,500 SF Industrial / Light Industrial	12,500 SF; Negotiable
4 8850-8872 Fallbrook Dr	Houston	89,100 SF Industrial / Warehouse - Distribution	16,200 SF; Negotiable
5 14300 Hollister Rd	Houston	111,065 SF Industrial / Warehouse - Distribution	25,732 SF;
6 16261 Hollister St	Houston	347,854 SF Industrial / Warehouse - Distribution	50,000 SF; \$4.60 FSG
7 10305 Round Up Ln	Houston	149,400 SF Industrial / Warehouse - Distribution	28,080 SF; Negotiable
8 4822 N Sam Houston Pkwy	Houston	45,000 SF Industrial / Light Industrial	22,500 SF; Negotiable
9 3403 N Sam Houston Pkwy	Houston	54,941 SF Industrial / Light Industrial	13,432 SF; Negotiable
10 3433 N Sam Houston Pkwy	Houston	51,975 SF Industrial / Light Industrial	25,223 SF; \$7.80 NNN
11 3443 N Sam Houston Pkwy	Houston	48,424 SF Industrial / Light Industrial	23,794 SF; Negotiable NNN
12 9750 W Sam Houston Pkwy N	Houston	59,998 SF Industrial / Flex/R&D	30,321 SF; Negotiable
13 3423 N Sam Houston Pkwy W	Houston	27,459 SF Industrial / Light Industrial	42,109 SF; Negotiable NNN
14 5250 N Sam Houston Pkwy W	Houston	192,000 SF Industrial / Warehouse - Distribution	88,000 SF; Negotiable
15 5500 N Sam Houston Pkwy W	Houston	82,720 SF Industrial / Warehouse - Distribution	39,200 SF; Negotiable



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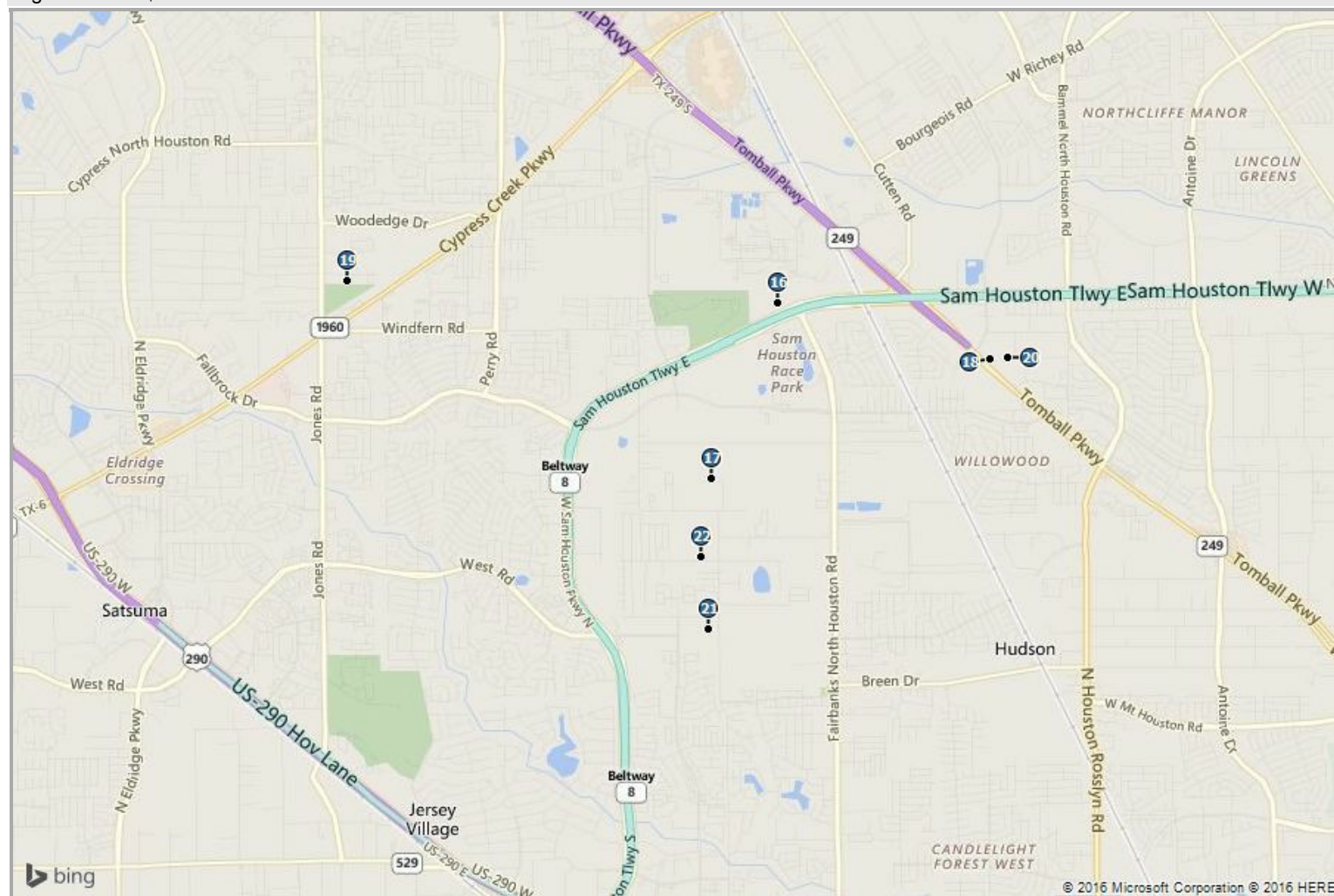
Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Ed Ayres Date: 11/22/2016

Map Report

22 Properties | 25 Listings | 57 Spaces

Avg lease rate: \$7.27



Address	City	Property	Total Avail
16 7330 N Sam Houston Pkwy W	Houston	108,000 SF Industrial / Warehouse - Distribution	27,694 SF; \$7.50 NNN
17 9837 Schooner Ln	Houston	15,475 SF Industrial / Light Industrial	15,475 SF; \$3.60 NNN / Negotiable
18 14824 Tomball Pkwy	Houston	54,738 SF Industrial / Warehouse - Distribution	13,958 SF; Negotiable
19 10827 Tower Oaks Blvd	Houston	13,750 SF Industrial / Warehouse - Distribution	\$1,070,000
20 10811 Vinecrest Dr	Houston	88,362 SF Industrial / Warehouse - Distribution	88,362 SF; Negotiable
21 8770 West Rd	Houston	77,987 SF Industrial / Warehouse - Distribution	77,987 SF; Negotiable
22 9320 Zaka Rd	Houston	17,100 SF Industrial / Light Industrial	17,100 SF; \$6.60 NNN / Negotiable