

JUNCTION

FAIRBANKS

**8535 FAIRBANKS NORTH HOUSTON ROAD
HOUSTON, TEXAS 77064**

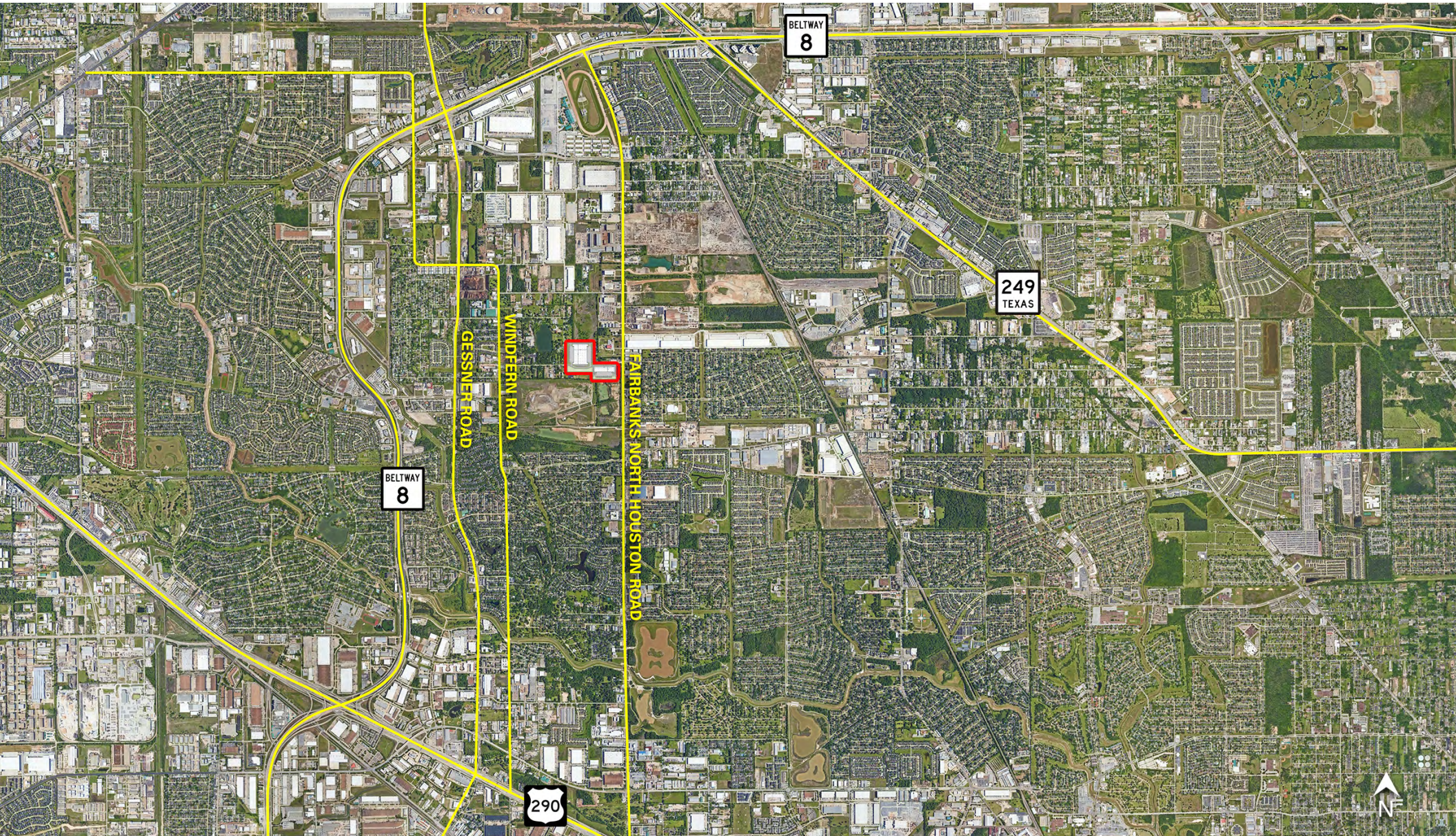


ABOUT THE PARK

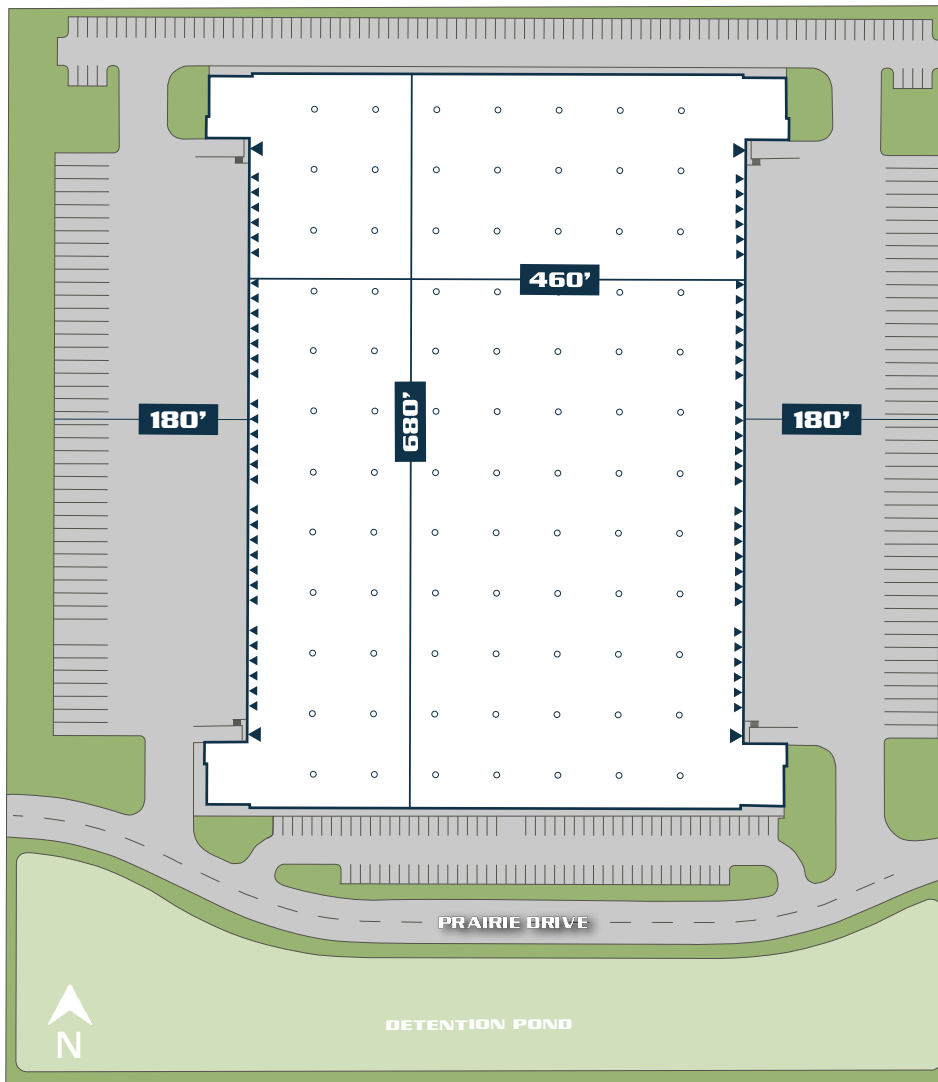
JUNCTION FAIRBANKS is a two-building industrial distribution park with 445,246 square feet of Class A warehouse space in infill Northwest Houston. Strategically located with direct access to Beltway 8 and Highway 290 via Fairbanks North Houston Road, the park offers exceptional functionality to major Houston thoroughfares. The property is NOT located in the City of Houston.

Future tenants of Junction Fairbanks will benefit from the site's above average auto parking ratios, extensive trailer storage and the ability to fence & secure.

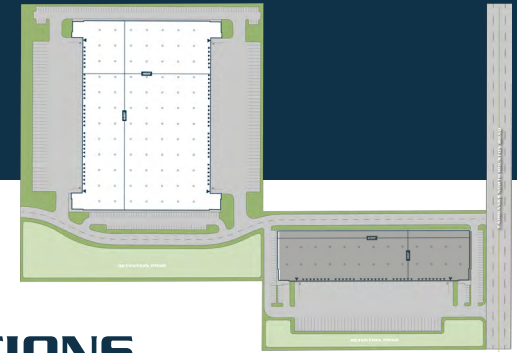




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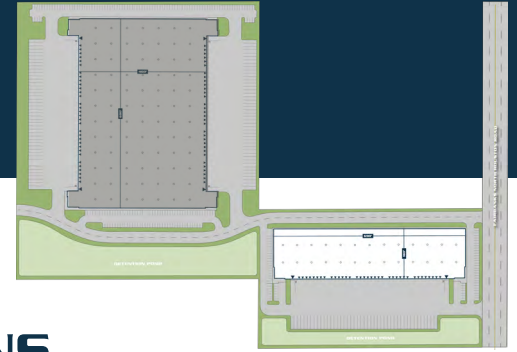
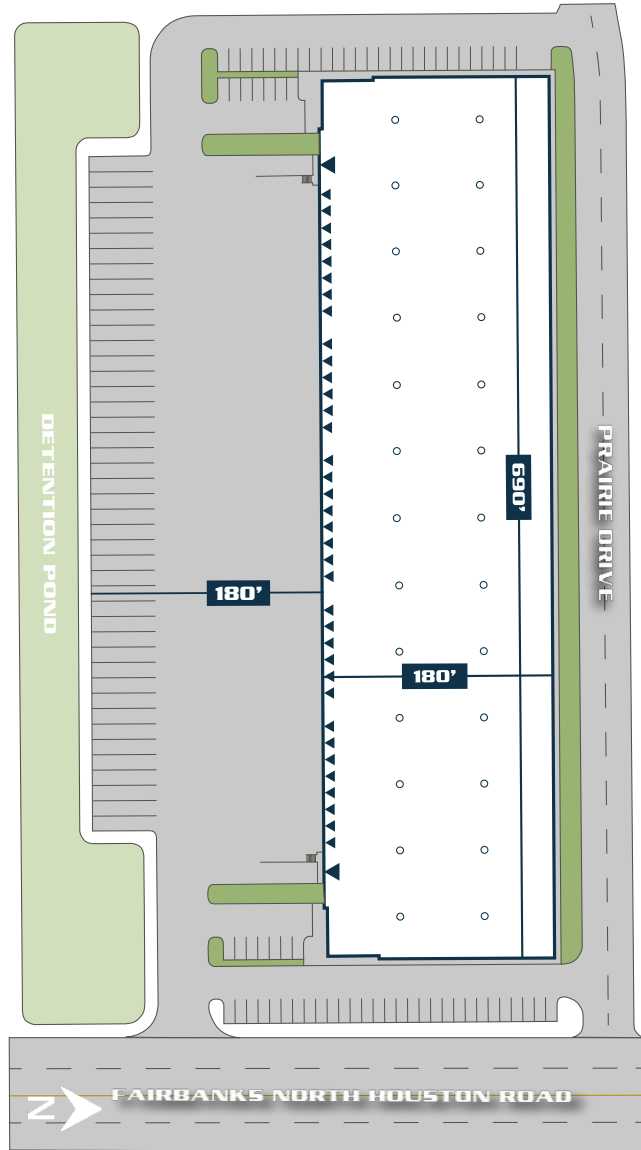
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SPECIFICATIONS

BUILDING 1

Total Square Feet:	± 321,475
Divisible to:	± 80,369 Square Feet
Office:	Build-to-Suit
Configuration:	Cross-Dock
Clear Height:	36'
Column Spacing:	56' 8" x 56' Typical Bay 60' x 56' Speed Bay
Sprinkler:	ESFR
Dock Doors:	Sixty-Four (64) 9' x 10'
Grade Doors:	Four (4) 14' x 16'
Building Depth:	460'
Truck Court:	130'
Trailer Parking:	94 Stalls
Car Parking:	183 Stalls



SPECIFICATIONS

BUILDING 2

Total Square Feet:	± 123,771
Divisible to:	± 28,080 Square Feet
Office:	Build-to-Suit
Configuration:	Front-Load
Clear Height:	32'
Column Spacing:	60' x 52' Typical Bay 60' x 52' Speed Bay
Sprinkler:	ESFR
Dock Doors:	Thirty-Six (36) 9' x 10'
Grade Doors:	Two (2) 14' x 16'
Building Depth:	180'
Truck Court:	130'
Trailer Parking:	48 Stalls
Car Parking:	65 Stalls

LOCATION

- STRATEGICALLY LOCATED WITHIN THE INFILL NORTHWEST HOUSTON SUBMARKET
- QUICK ACCESS TO BELTWAY 8 (2.0 MILES NORTH) & US 290 (3.4 MILES SOUTH) VIA FAIRBANKS NORTH HOUSTON ROAD
- NEARBY INDUSTRIAL TENANTS INCLUDE AMAZON, THE HOME DEPOT, FOXCONN, SERTA SIMMONS, ELLIOTT ELECTRICAL SUPPLY AND OTHERS

DRIVE TIMES

HOUSTON AIRPORTS

18.5 MILES
IAH

28.6 MILES
HOU

MAJOR TEXAS CITIES

18 MILES
150 MILES
192 MILES
236 MILES

HOUSTON CBD
AUSTIN, TEXAS
SAN ANTONIO, TEXAS
DALLAS, TEXAS



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