

LEY RD INDUSTRIAL PARK

7933 Ley Road | Houston, TX 77028

PRE-LEASING
NOW

Prime Class A Heavy Industrial



86,670 SF | Class A+ Heavy Industrial
New Construction **Coming November of 2025**



DOMINION
INTERNATIONAL GROUP

KW COMMERCIAL

1220 Augusta Dr Ste 300,
Houston, TX 77057

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

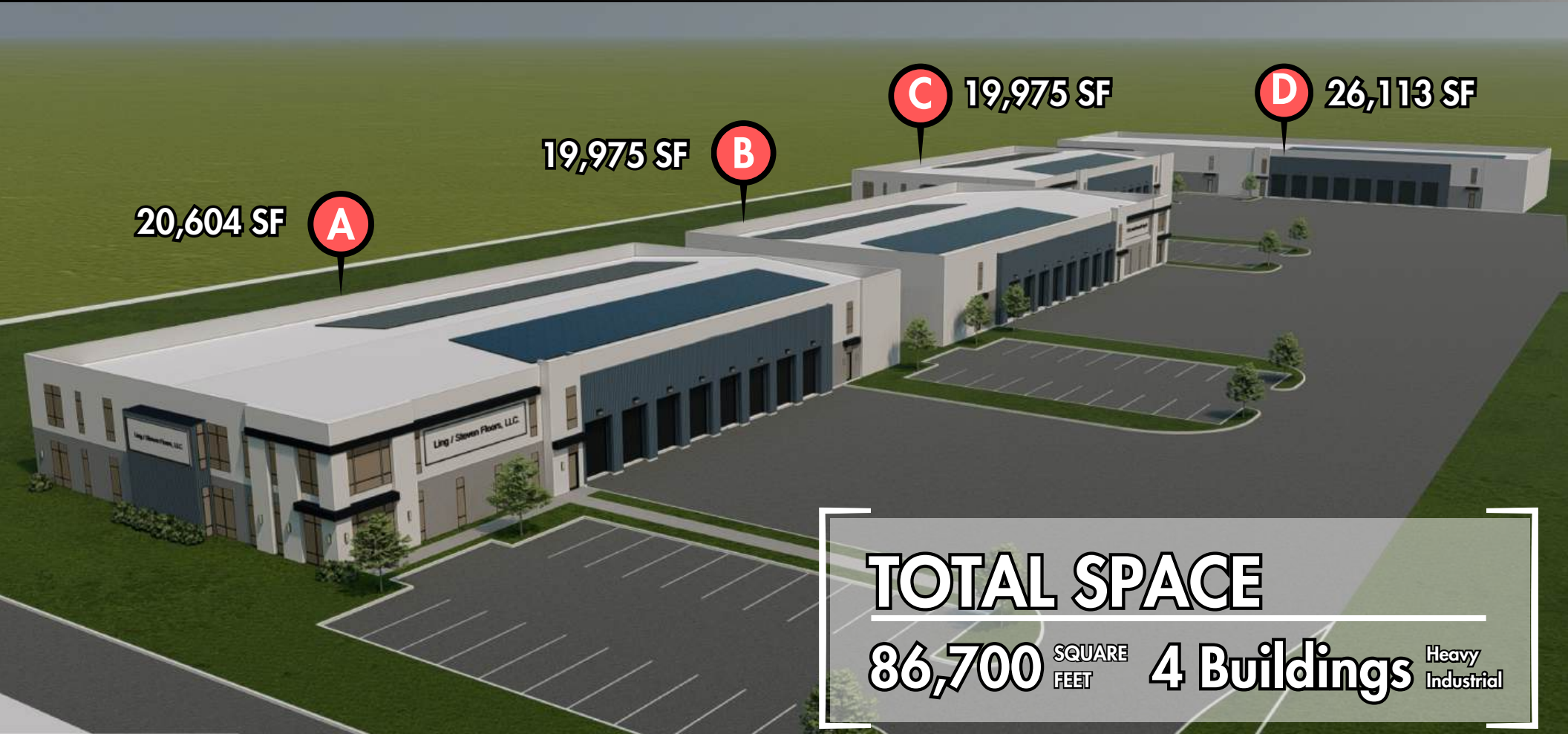
Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-866-8657
Dylan@shapingrealestate.com

SITE PLAN

7933 Ley Road | Houston, TX 77028

FOR LEASE



TOTAL SPACE

86,700 SQUARE FEET **4 Buildings** Heavy Industrial

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PROPERTY FEATURES

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Building Features

- Total Building: 84,867
- Buildings: 4
- New Construction Build
- 3x Truck Well Loading
- Clear Height: 24'
- 3 Phase 480 Volt with 400 AMP Power
- 2 Grade Level Doors Per
- Tilt Wall Construction
- 10ft x12ft Bay Doors
- 2x Grade Level Bays
- Regional Detention
- Sprinkled Buildings
- Deed Restricted Park
- Build to Suit Office



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PROPERTY HIGHLIGHTS

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FOR
LEASE



The Ley Rd Industrial site is located near major freeways as well as near the Port of Houston. This site is available for Single Building Lease or Leasing for the entire site totaling 85,000 Sq Ft of Heavy Industrial. Each building office is build to suit.

Property Information

- Houston Texas Number 1 Asset Class is Industrial warehouse and with close Proximity to the Port of Houston this is a prime location.
- Located Near the New 6 Billion Dollar Eli Lilly Campus.
- Direct Access to major Freeways

RENT

PSF- Call for Pricing
NNN - TBD
TI - Negotiable

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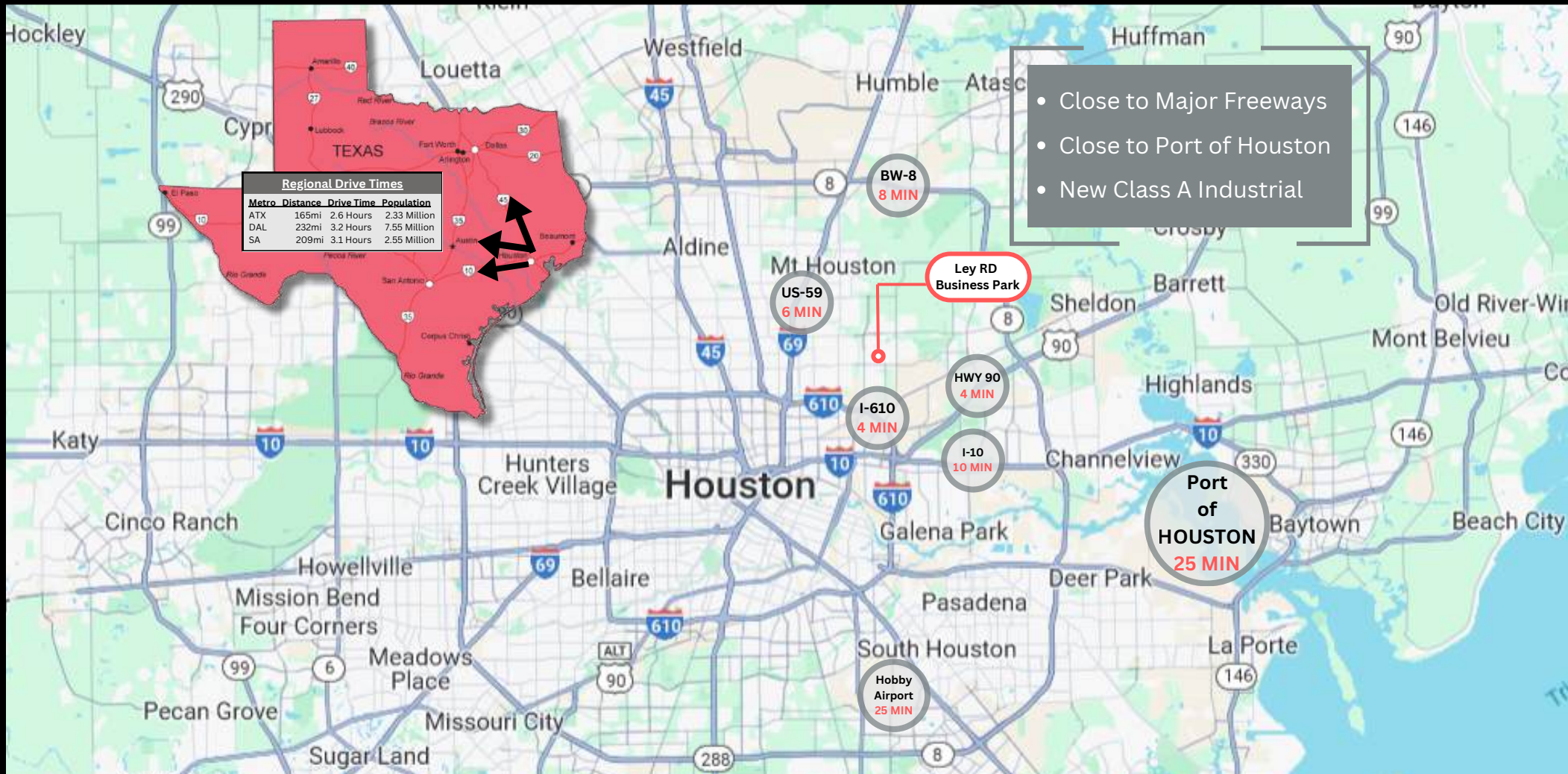
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Eli Lilly Houston Campus

Eli Lilly is building a \$6.5 billion, 236 - acre manufacturing campus in Houston's Generation Park in Northeast Houston (near Lake Houston Parkway and Common Dock Drive).

This facility, announced in September 2025, will produce active pharmaceutical ingredients (API) for, among others, its weight-loss drugs. The project is expected to create over 600 full-time jobs and thousands of construction jobs over the next 5-6 years.

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MAJOR TECH & MANUFACTURING INVESTMENTS COMING TO HOUSTON!

Houston – A New Innovation Hub in the Heart of Texas

NVIDIA & FOXCONN:
Next-Gen AI Manufacturing in Houston

- ✓ AI Server Production Facility with Humanoid Robots
- ✓ Cutting-Edge AI Technology

TESLA:
Megafactory in Brookshire

- ✓ \$200M+ Megapack Battery Plant
- ✓ Up to 1,500 New Jobs

WHY HOUSTON?

- ✓ High-Tech Jobs & Innovation
- ✓ Economic Growth & Development
- ✓ Clean Energy Hub of Texas

KEY PROJECTS COMING TO HOUSTON

| Company | Project | Location | Jobs |
|------------------|--------------------|----------------|----------------|
| NVIDIA & FOXCONN | AI Server Facility | Houston | High-Tech Jobs |
| TESLA, INC. | Megapack Factory | Brookshire, TX | 1,500+ Jobs |

Major Developments & Projects

Generation Park: A 4,000+ acre master-planned commercial park that is the anchor for the area, featuring the new Eli Lilly manufacturing campus and BioHub II.

East River: A massive, 150-acre mixed-use project by Midway along the Buffalo Bayou, transforming the area with retail, residential, and office space.

Northeast Crossing: A 27.45-acre industrial park by Jackson-Shaw near U.S. Route 90/Crosby Freeway.

Robins Landing: A 127-acre, 468-home mixed-income community developed by Houston Habitat for Humanity.

Northeast Water Purification Plant Expansion: A massive infrastructure project by Jacobs near Lake Houston.

Humble Westfield Business Park: A new industrial development focused on the IAH/Northeast corridor.

Major Companies & Industrial Campus

Eli Lilly: Constructing a \$6.5 billion pharmaceutical manufacturing facility.

Seojin Global: Establishing a \$20 million manufacturing hub for telecom equipment on North Sam Houston Parkway.

Transwestern: Developing major logistics space at East Belt Logistics Park.

TXRX Labs: Anchoring the East End Maker Hub.

Biomanufacturing Tenants: Growing presence at Generation Park's BioHub II.

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LEY RD INDUSTRIAL PARK

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FOR
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Building A

LEASED



Building B



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Building C



Building D



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MichaelS@shapingrealestate.com

Dylan Tran | 832-866-8657
Dylan@shapingrealestate.com

**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT OUR REPRESENTATIVES.**



DOMINION
INTERNATIONAL GROUP

Michael Stavinoha

TEAM LEAD

979-320-4303

MichaelS@ShapingRealEstate.com

Erica Whittington

LEASING & SALES AGENT

832-898-0610

Erica@ShapingRealEstate.com

Dylan Tran

LEASING & SALES AGENT

832- 866-8657

Dylan@ShapingRealEstate.com

**DOMINION INTERNATIONAL GROUP | KELLER WILLIAMS MEMORIAL
1220 AUGUSTA DR STE 300,
HOUSTON, TX 77057**

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PLEASE CONTACT THE Keller Williams Memorial ADVISOR FOR MORE DETAILS.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|------------------------|------------------------------------|-----------------------|
| Keller Williams Realty Memorial Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 9000862 License No. | klrw10@kw.com Email | 713-461-9393 Phone |
| Michael Bossart Designated Broker of Firm | 588215 License No. | michaelb@kw.com Email | 713-461-9393 Phone |
| Mitch Rainey Licensed Supervisor of Sales Agent/ Associate | 601107 License No. | Compliance@kwMemorial.com Email | 713-470-2176 Phone |
| Michael Stavinoia Sales Agent/Associate's Name | 675302 License No. | mstavi@kw.com Email | 9793204303 Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0