



# INNERBELT NORTHWEST LOGISTICS



Now Pre-Leasing!

**New 2,169,020 SF Class A Distribution Project in Northwest Houston**

Phase I - 601,680 SF Under Construction for Delivery in Q1 2025





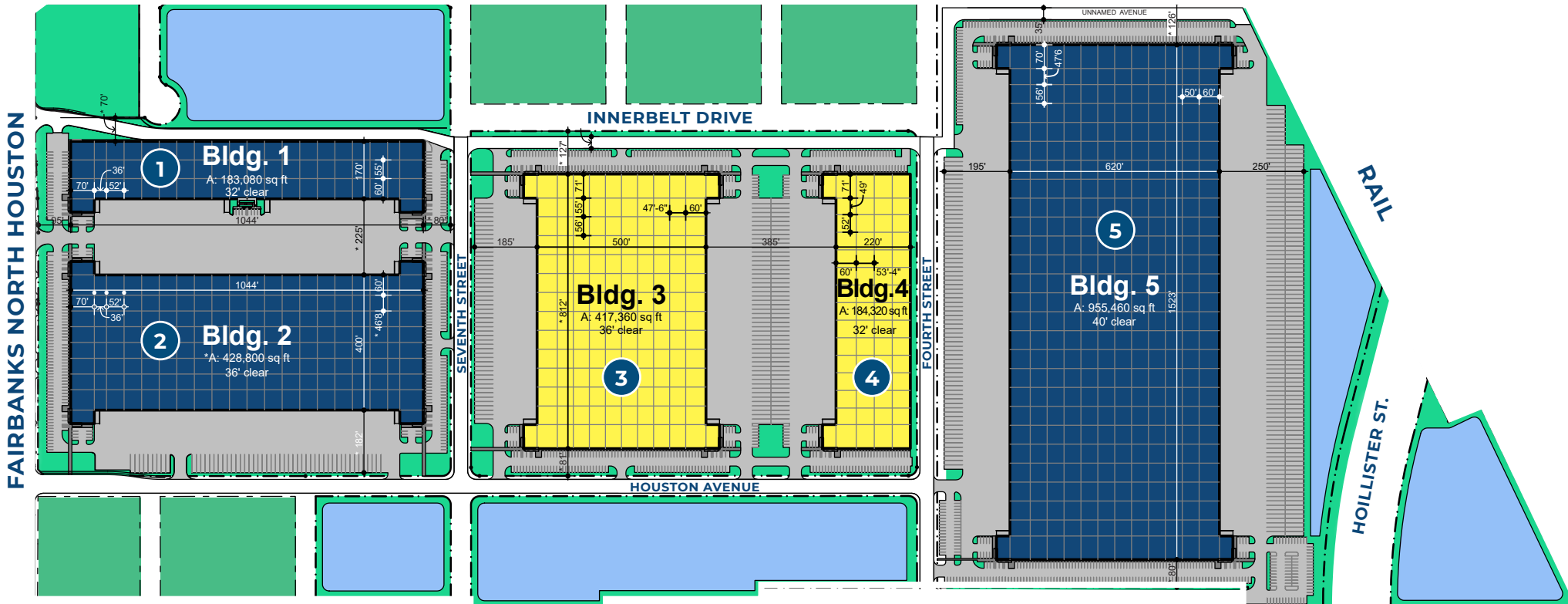
# INNERBELT NORTHWEST LOGISTICS

**Close proximity and unparalleled access to Beltway 8 via Fairbanks North Houston or Fallbrook Drive.**

- Five (5) state-of-the-art Class A distribution buildings totaling 2,169,020 SF with 32' to 40' clear heights
- Phase I is under construction and two (2) state-of-the-art Class A distribution buildings totaling 601,680 SF with 32' and 36' clear heights
- Front load and cross dock building design in Phase I provides maximum flexibility and can accommodate users from 61,440 to 417,360 SF
- National users located adjacent to the project include: Amazon, Serta, Foxconn, Target, Goodman, Aramark, Home Depot, and Siemens
- Strong institutional long-term relationship oriented owner
- Strategic location in the heart of the vibrant northwest submarket
- Fairbanks N. Houston provides strong corporate identity and well known Houston address



# Innerbelt Northwest Master Site Plan



## PHASE ONE

### Building 1 183,080 SF

- 32' Clear Height
- 170' Building Depth
- 52'x55' Column Spacing
- (50) 9'x10' OH Doors
- (4) 12'x14' OH Doors
- 104 Parking Spaces
- ESRF

### Building 2 428,800 SF

- 36' Clear Height
- 400' Building Depth
- 52'x46'8" Column Spacing
- (118) 9'x10' OH Doors
- (4) 12'x14' OH Doors
- 249 Parking Spaces
- 52 Trailers
- ESRF

### Building 3 417,360 SF

- 36' Clear Height
- 500' Building Depth
- 56'x47'6" Column Spacing
- (78) 9'x10' OH Doors
- (4) 12'x14' OH Doors
- 290 Parking Spaces
- 102 Trailers
- ESRF

### Building 4 184,320 SF

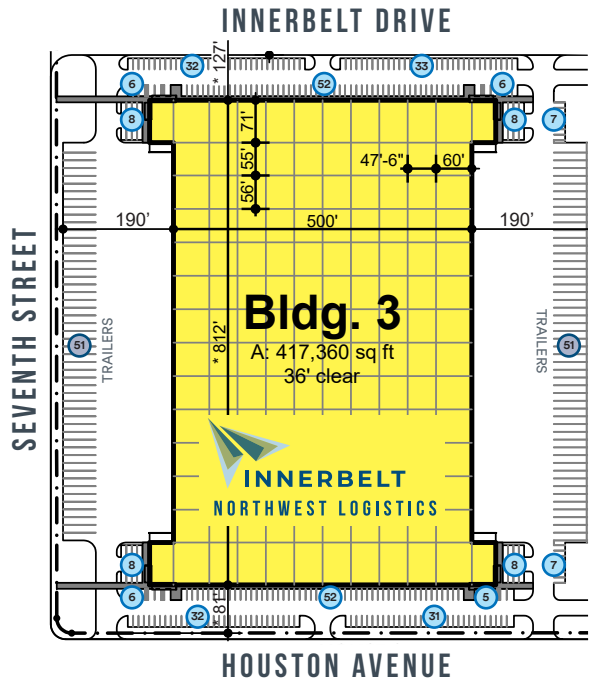
- 32' Clear Height
- 220' Building Depth
- 52'x53'4" Column Spacing
- (43) 9'x10' OH Doors
- (2) 12'x14' OH Doors
- 144 Parking Spaces
- 51 Trailers
- ESRF

### Building 5 955,460 SF

- 40' Clear Height
- 620' Building Depth
- 56'x50' Column Spacing
- (166) 9'x10' OH Doors
- (4) 12'x14' OH Doors
- 513 Parking Spaces
- 256 Trailers
- ESRF

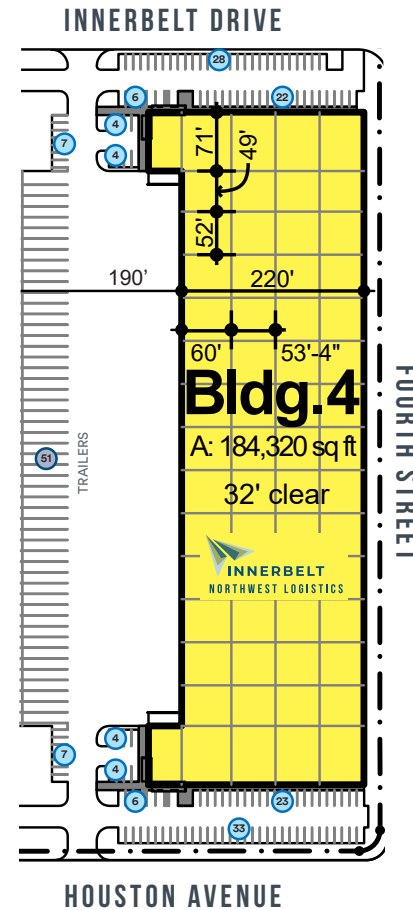
# Phase I: 601,680 SF will deliver in Q1 2025

## Building 3 | 417,360 SF



- Loading Type: Cross Dock
- Power: 3000 amps
- Building Depth: 500'
- Sprinklers: ESFR
- Clear Height: 36'
- Striped Car Spaces: 290
- Bay Spacing: 60'
- Trailer Spaces: 102
- Slab Thickness: 8"
- Truck Doors (Dock High): 78
- Truck Court: 185'
- Ramp Doors: 4

## Building 4 | 184,320 SF



- Loading Type: Front Load
- Building Depth: 220'
- Clear Height: 32'
- Bay Spacing: 60'
- Slab Thickness: 8"
- Truck Court: 190'
- Power: 2000 amps
- Sprinklers: ESFR
- Striped Car Spaces: 144
- Trailer Spaces: 51
- Truck Doors (Dock High): 43
- Ramp Doors: 2

# Location

Strategic location in the epicenter of the Northwest submarket.

IAH BUSH AIRPORT 15 MILES

HOUSTON GALLERIA 15 MILES

DOWNTOWN 20 MILES

MEDICAL CENTER 25 MILES

PORT OF HOUSTON 28 MILES

HOBBY AIRPORT 30 MILES







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## Contact Us

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