



SHAVER BROADWAY

LOGISTICS CENTER

5535 S SHAVER STREET | HOUSTON, TEXAS 77034

± 158,760 SF CLASS-A INDUSTRIAL DISTRIBUTION FACILITY

FULLY DELIVERED & IMMEDIATELY AVAILABLE



SHAVER BROADWAY LOGISTICS CENTER

Shaver Broadway Logistics Center is a premier 158,760-square-foot Class A industrial distribution facility located in the highly sought after Southeast Houston submarket. Strategically positioned with direct connectivity to I-45 South and Beltway 8 via S Shaver Street, the center provides seamless access to the Houston's major thoroughfares. Designed with operational efficiency in mind, the property features auto parking ratios above city requirements, ample trailer storage, and the ability to fully fence and secure the site.

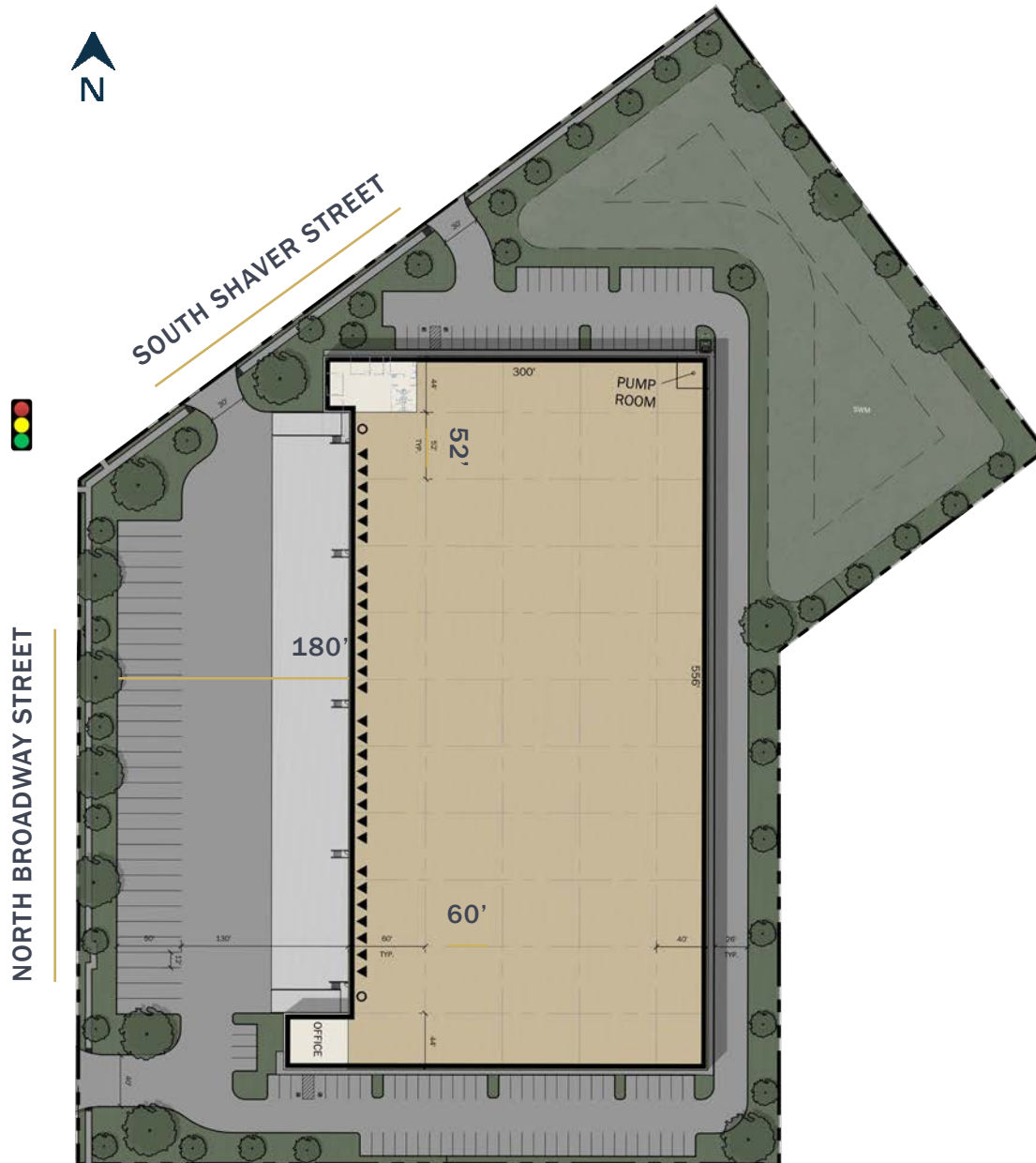


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BUILDING SPECIFICATIONS

158,760

SQUARE-FOOT

of front-load industrial distribution space on 10.12 acres.

2,989

SQUARE-FOOT OFFICE

fully delivered and ready for tenant occupancy.

29

DOCK DOORS

are featured on the west side of the facility with 2 drive-in ramps.

180'

TRUCK COURT

depth gives trailers the ability to queue, park, or turn efficiently within the court.

32

TRAILER STALLS

are available for the user to park trailers, in addition to the 29 docks.

32'

CLEAR HEIGHT

allows for efficient use of vertical space for warehouse racking systems.

SPEC OFFICE

2,989

SQUARE-FEET

of spec-office build out, based on a typical industrial distribution tenant requirements.

3

PRIVATE OFFICES

designed to support individual workspaces and focused productivity.

1

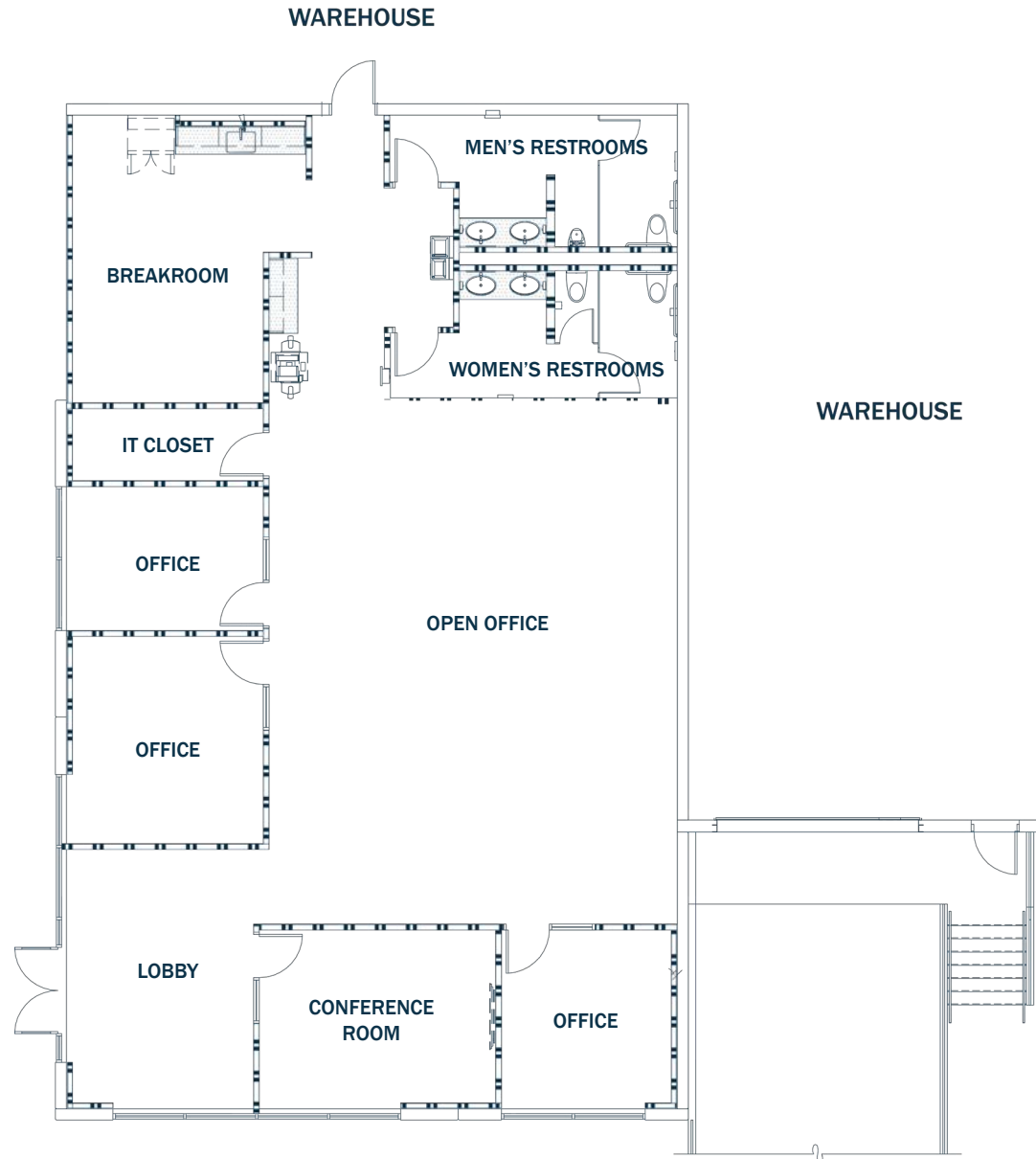
CONFERENCE ROOM

dedicated for meetings, collaboration, and client presentations.

1

BREAK ROOM

providing ample space for employee meals, breaks, and informal gatherings.



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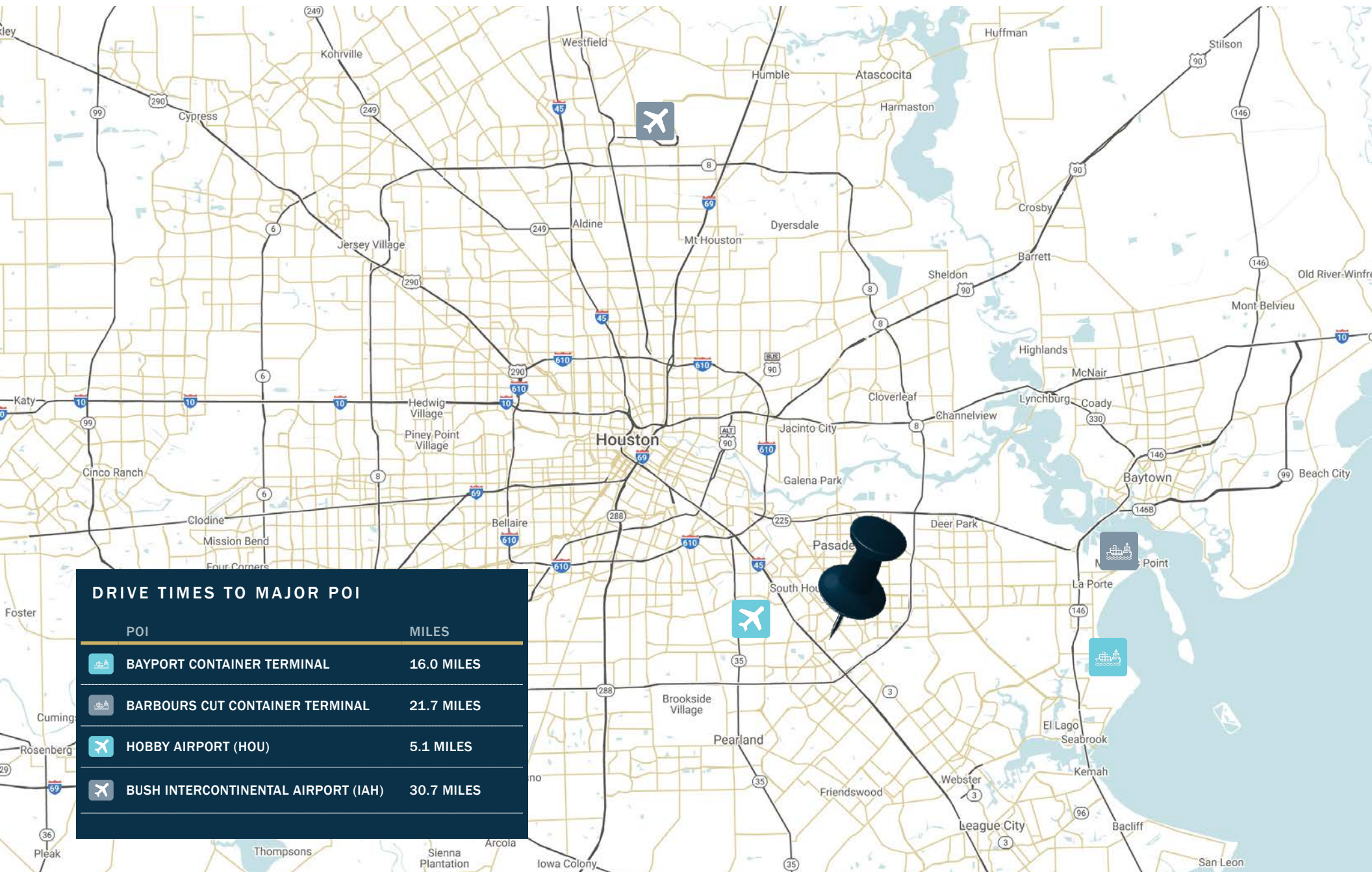
SITE AERIAL



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5535 SOUTH SHAVER STREET | HOUSTON, TEXAS 77034



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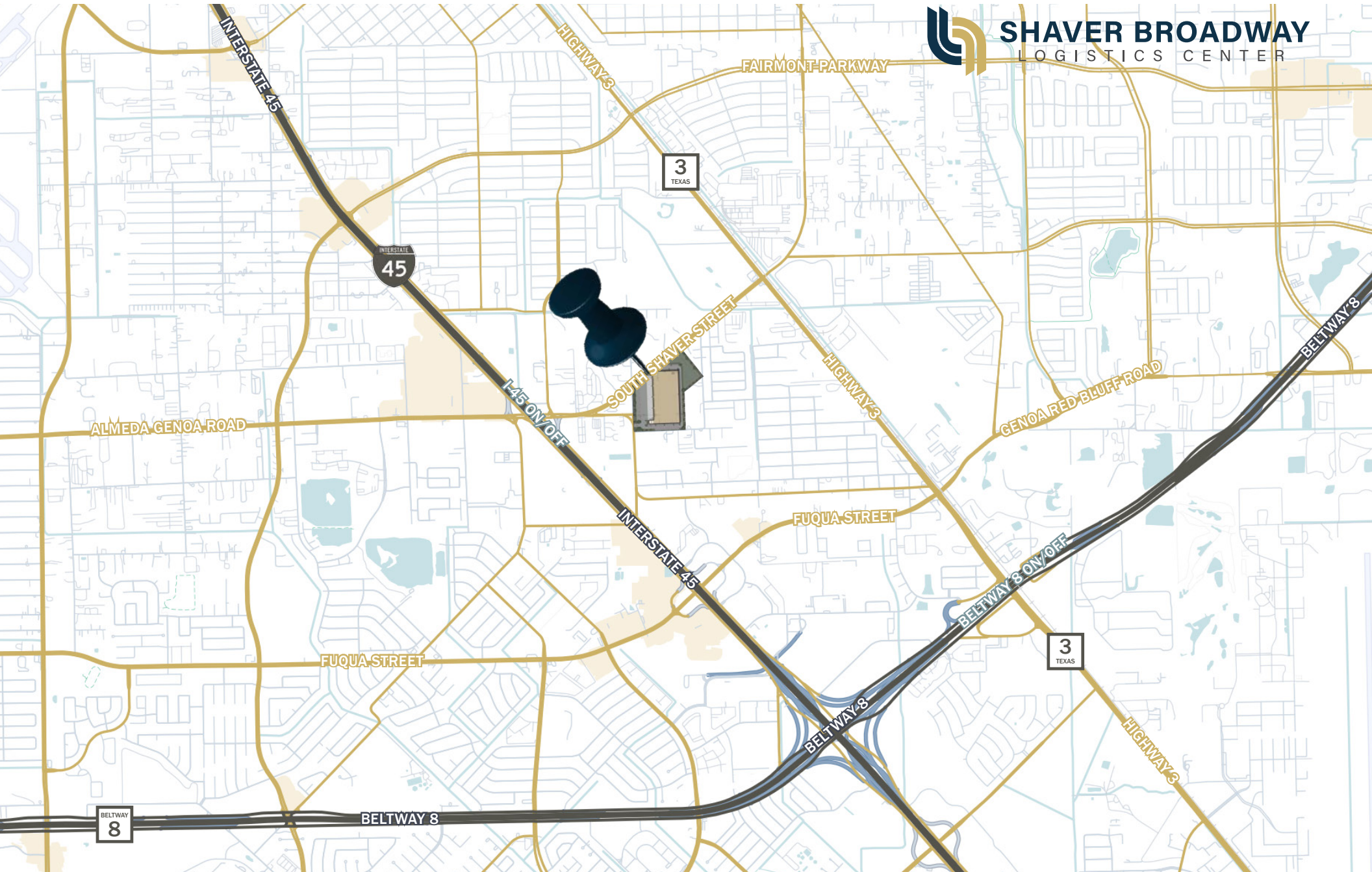
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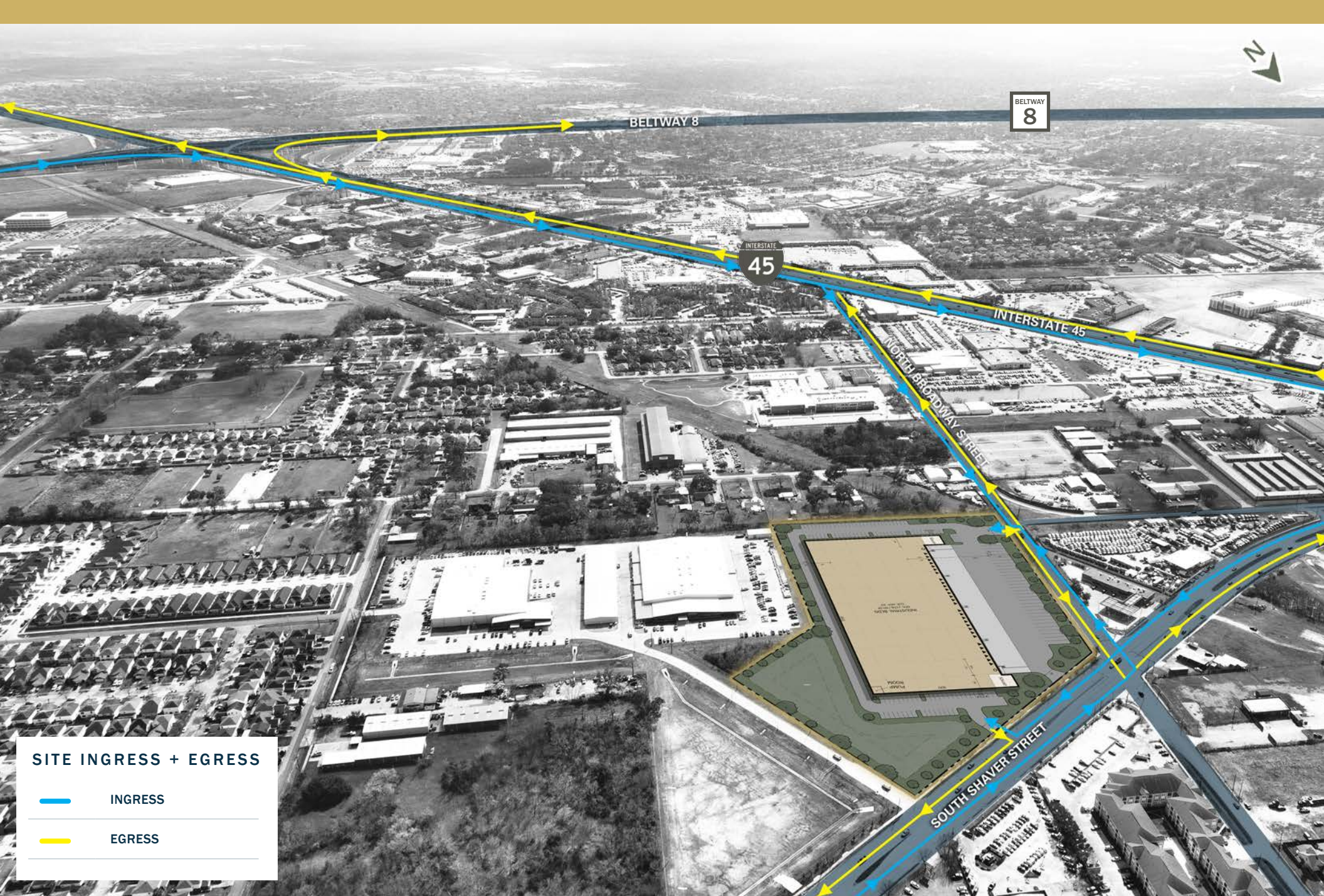
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SITE INGRESS + EGRESS

- INGRESS
- EGRESS



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DOWNTOWN HOUSTON



SHAVER BROADWAY
LOGISTICS CENTER



SITE INGRESS + EGRESS

— INGRESS

— EGRESS

ABOUT HOUSTON

The Houston Metro is the fifth-largest city in the United States and the most populous in Texas, offering a unique blend of Southern hospitality, urban sophistication, and cultural diversity. Established in 1836 the city has evolved into a global powerhouse across multiple industries—most notably energy, aerospace, healthcare, and technology.

Often referred to as the “Energy Capital of the World,” Houston is home to more than 5,000 energy-related firms, as well as the headquarters of many Fortune 500 companies. It also houses the Texas Medical Center, the largest medical complex globally, and NASA’s Johnson Space Center, a key site for space exploration and astronaut training.

With its affordable cost of living, entrepreneurial spirit, and reputation for resilience Houston continues to attract new residents, businesses, and visitors from around the world.



- > The Houston-The Woodlands-Sugar Land MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.
- > If Houston were an independent nation, the region would have the 23rd largest economy in the world, ranking between Belgium and Taiwan.
- > Cargo activity at the Houston Ship Channel supported 1.5 million direct, indirect, and induced jobs across the state of Texas.
- > Houston is home to the world’s largest Medical Complex, the Texas Medical Center.

Data courtesy of The Greater Houston Partnership



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HOUSTON BY THE NUMBERS



7.8 M

#5 MOST POPULOUS METRO

The Houston Metropolitan Area ranks #5 in the United States in total population with 7.8 million residents in Houston-Pasadena & The Woodlands MSA.

#1

US EXPORTING METRO

The Port of Houston ranks 1st in the U.S. in foreign waterborne tonnage – 220.1 million short tons (2024), and is ranked first in the U.S. in total foreign and domestic waterborne tonnage – 309.5 million short tons (2023).

3.5 M

JOB IN THE HOUSTON MSA

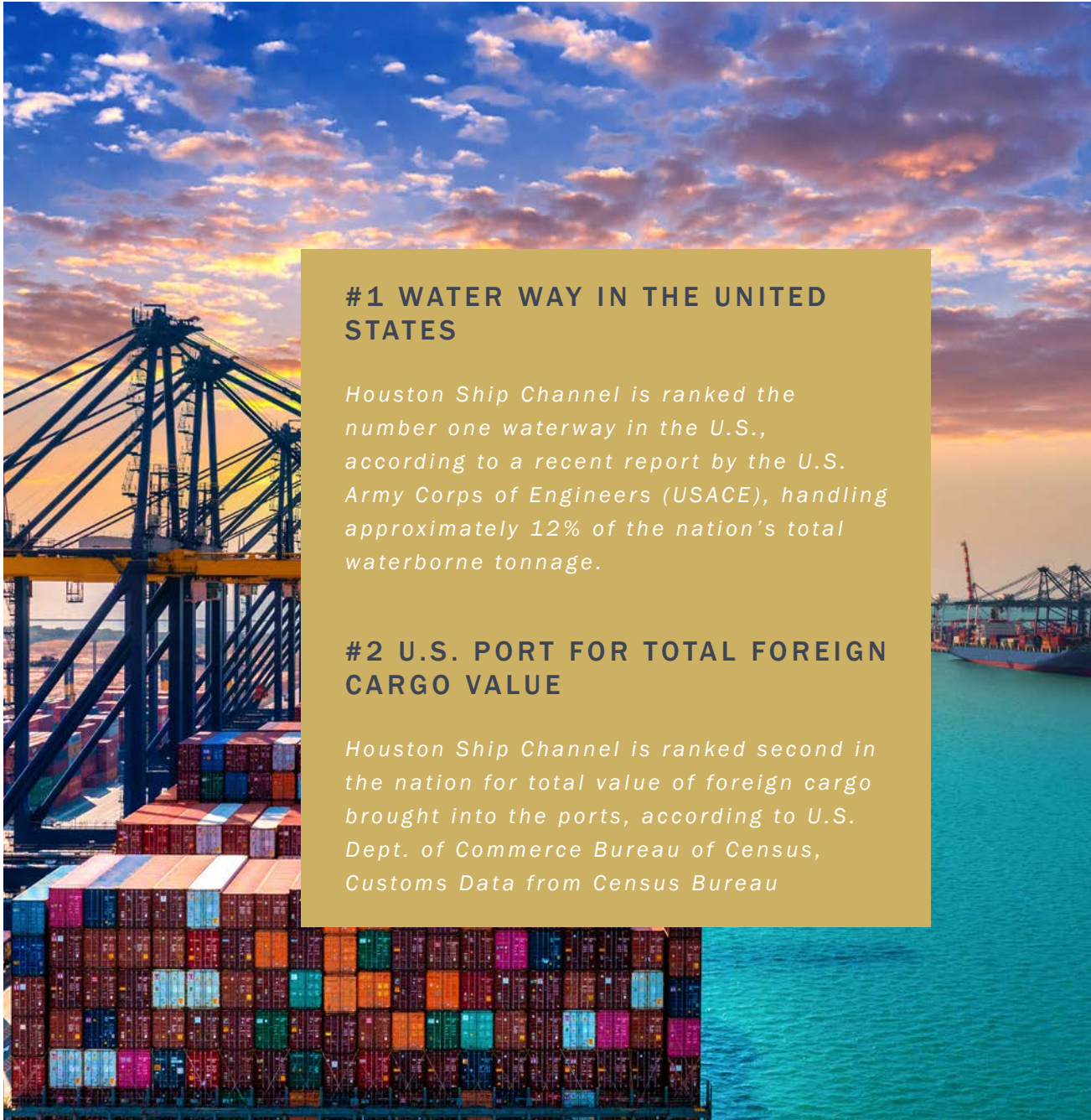
Houston MSA employs a total of 3.5 million people. Nearly 1 in 6 of the region's jobs are in the goods-producing sector, and 1 in 4 are in the Health, Education, and Business & Professional Services fields.

24

FORTUNE 500 COMPANIES

The city of Houston is proud to call themselves home to 24 of the Nations esteemed Fortune 500 Companies, third in the nation behind New York and Chicago, respectively.

Data courtesy of The Greater Houston Partnership



#1 WATER WAY IN THE UNITED STATES

Houston Ship Channel is ranked the number one waterway in the U.S., according to a recent report by the U.S. Army Corps of Engineers (USACE), handling approximately 12% of the nation's total waterborne tonnage.

#2 U.S. PORT FOR TOTAL FOREIGN CARGO VALUE

Houston Ship Channel is ranked second in the nation for total value of foreign cargo brought into the ports, according to U.S. Dept. of Commerce Bureau of Census, Customs Data from Census Bureau

PORT OF HOUSTON

For more than 100 years, Port Houston has owned and operated the public wharves and terminals along the Houston Ship Channel, including the area's largest breakbulk facility and two of the most efficient container terminals in the country. Port Houston is the advocate and a strategic leader for the Channel. The Houston Ship Channel complex and its more than 200 private and eight public terminals, collectively known as the Port of Houston, is the nation's largest port for waterborne tonnage and an essential economic engine for the Houston region, the state of Texas and the U.S. The Port of Houston supports the creation of nearly 1.5 million jobs in Texas and 3.4 million jobs nationwide, and economic activity totaling \$439 billion in Texas and \$906 billion in economic impact across the nation.

Data courtesy of Port Houston.



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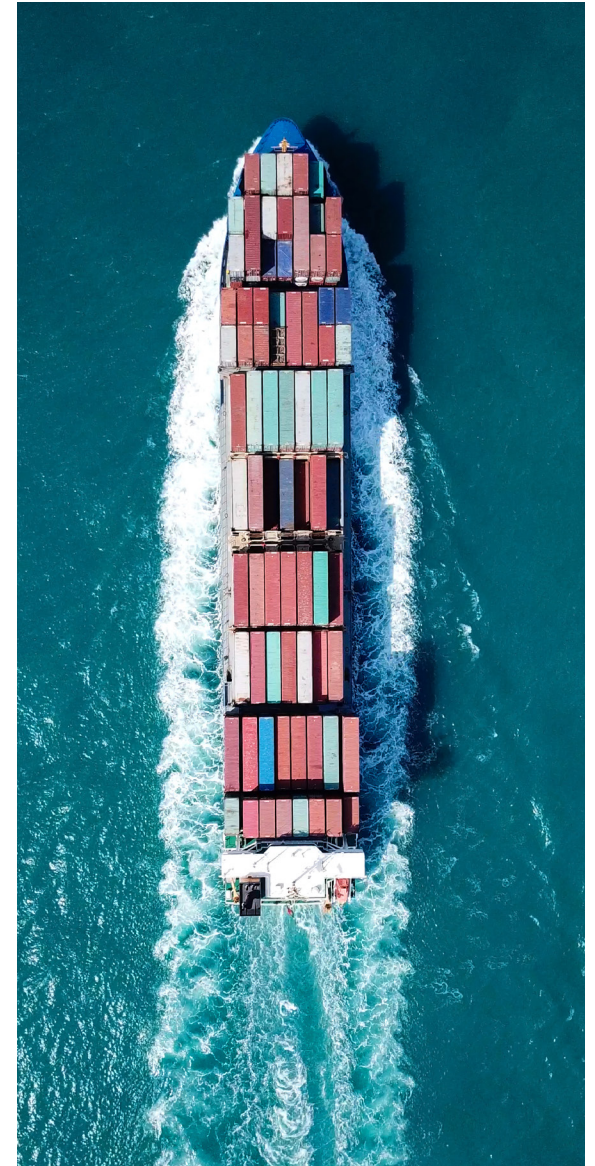
AREA EMPLOYMENT DRIVERS

The HOUSTON SHIP CHANNEL (HSC) is a vital waterway located in Houston, Texas, serving as one of the busiest and most important maritime thoroughfares in the United States. It is part of the Port of Houston, which is one of the largest ports in the world, handling significant amounts of both international and domestic cargo. The channel itself is a man-made, dredged waterway that stretches approximately 52 miles from the Gulf of Mexico, through Galveston Bay, and into the industrial areas around Houston. The Houston Ship Channel is a critical piece of infrastructure for both the U.S. maritime industry and the global petrochemical supply chain.

Economic Impact: The channel is a key economic driver, not only for Houston and Texas but also for the entire U.S. economy. It handles over 200 million tons of cargo annually and contributes billions of dollars in economic activity. The cargo includes crude oil, refined petroleum products, chemicals, agricultural products, and more. The Port of Houston ranks first in the U.S. in foreign waterborne tonnage and second in total tonnage.

Petrochemical Facilities: One of the defining features of the Houston Ship Channel is its close connection to the petrochemical industry. Surrounding the channel are numerous refineries, chemical plants, and storage facilities that process oil and gas products. The proximity of these facilities to both the Gulf of Mexico and the inland distribution networks makes the region an ideal hub for petrochemical production and distribution.

Ongoing Expansion and Modernization: To maintain its competitive edge and accommodate larger vessels, the Houston Ship Channel is undergoing various expansion projects. These include widening and deepening the channel to handle newer, larger ships, especially those in the Post-Panamax class. The expansion projects are crucial for maintaining the channel's status as a key conduit for U.S. energy exports, particularly as the country increases its exports of oil and natural gas.



Data courtesy of Port Houston.



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PURCHASE AND/OR LEASE INQUIRIES

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