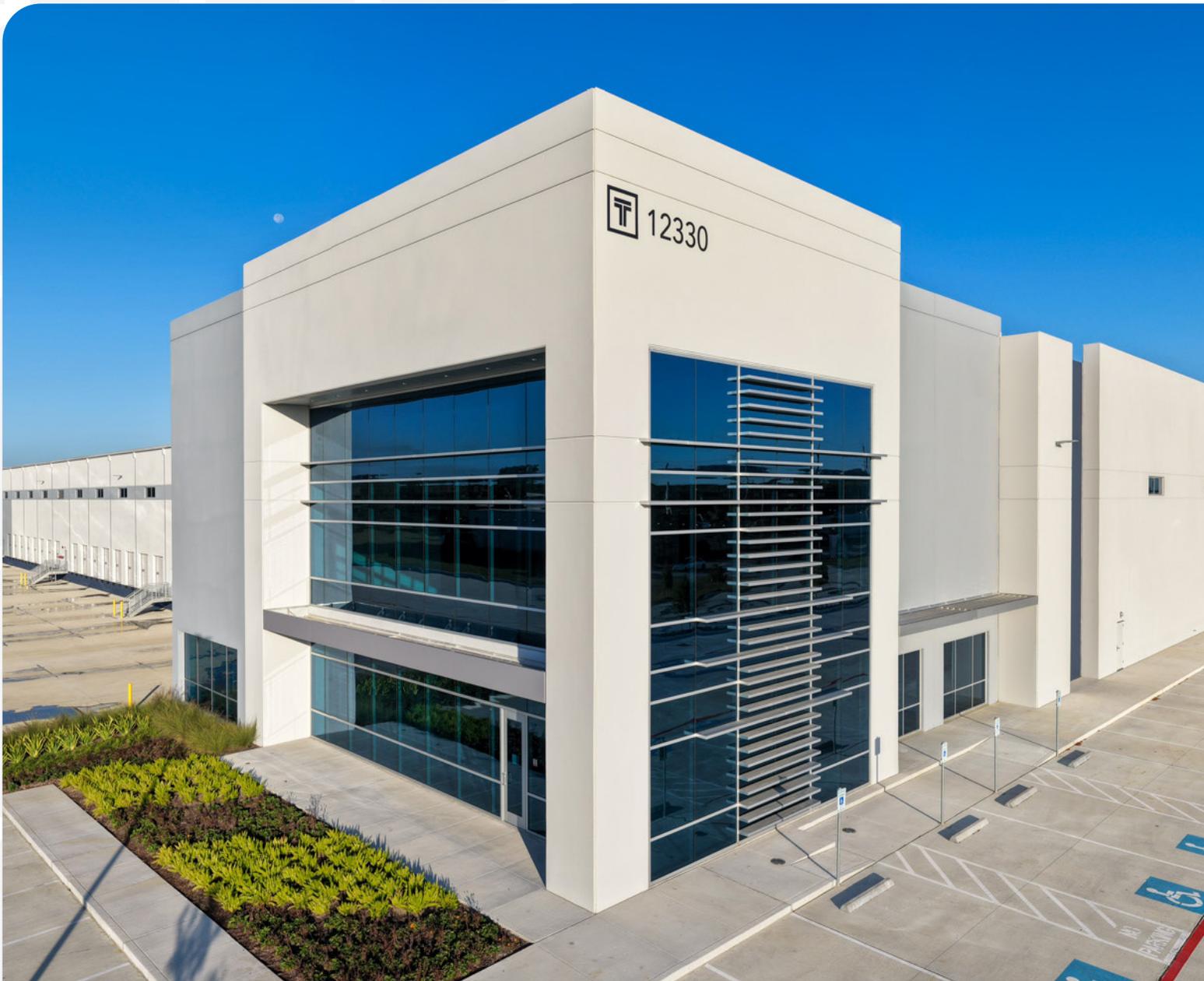




EASTBELT
LOGISTICS PARK

858,600 SF NEW CLASS A DEVELOPMENT IN NORTHEAST HOUSTON

12320 & 12330 Lockwood Rd. | Houston, TX 77044



 Transwestern

ABOUT the PROJECT

East Belt Logistics Park is a new state-of-the-art Class A development with a prime location directly on Beltway 8 and will provide tenants unequalled access and a strong corporate identity.

This unique project has two (2) best-in-class, cross-dock buildings of 591,560 SF and 267,040 SF designed for maximum flexibility with 40' and 36' clear heights and abundant trailer parking. The impressive large glass storefronts will provide tenants with an attractive image and an individual identity. Based on the size of the project, the buildings can provide a tenant the operational benefit of a free-standing building or an initial lease with expansion capabilities. The multiple ingress and egress points to East Belt Logistics Park from Beltway 8 or North Lake Houston Parkway offers superior accessibility. The project is easy to see and get to for tenants and their customers.



Houston City Map



Companies that locate in Houston can reach almost 50 percent of the U.S. population within a 1,000-mile radius.



HOUSTON AIRPORT SYSTEM

According to the Greater Houston Partnership, in terms of passenger volume, the Houston Airport System ranks as the fourth largest multi-airport system nationally and sixth largest worldwide.



MOBILITY & RAIL

The region's extensive highway system is well-integrated with the Houston Airport System, four deep water seaports and the mainline railroads serving the city. Houston is at the crossroads of Interstate Highways 10, 45 and 69. I-69 is known as the "NAFTA superhighway" that will link Canada, the U.S. industrial Midwest, Texas and Mexico once complete.



DOWNTOWN & TEXAS MEDICAL CENTER (TMC)

Approximately 3,500 businesses operate within the district including the headquarters of ten Fortune 500 companies. Downtown includes more restaurant, nightlife and entertainment options as well as urban parks, and four professional sports stadiums. TMC is serviced by the METRORail Red Line which connects the district to Downtown Houston and NRG Park. The TMC collectively makes up the city's largest employer with over 100,000 employees.



SHIP CHANNEL & TERMINALS

Stretching 50 miles from the Gulf of Mexico to the heart of city, the Houston Ship Channel is the largest trade hub for the metropolitan region. Dozens of companies, from agriculture traders to petrochemical manufacturers, have operations along the Ship Channel allowing them to move goods and services to and from the metro region.

Resource: Greater Houston Partnership

AERIAL VIEW

BARBOURS CUT



BAYPORT TERMINALS

13 MILES



BELTWAY 8

BLDG 1 | 591,560 SF

EAST SAM HOUSTON PARKWAY NORTH

NORTH LAKE HOUSTON PARKWAY

BLDG 2 | 267,040 SF

DETENTION AREA

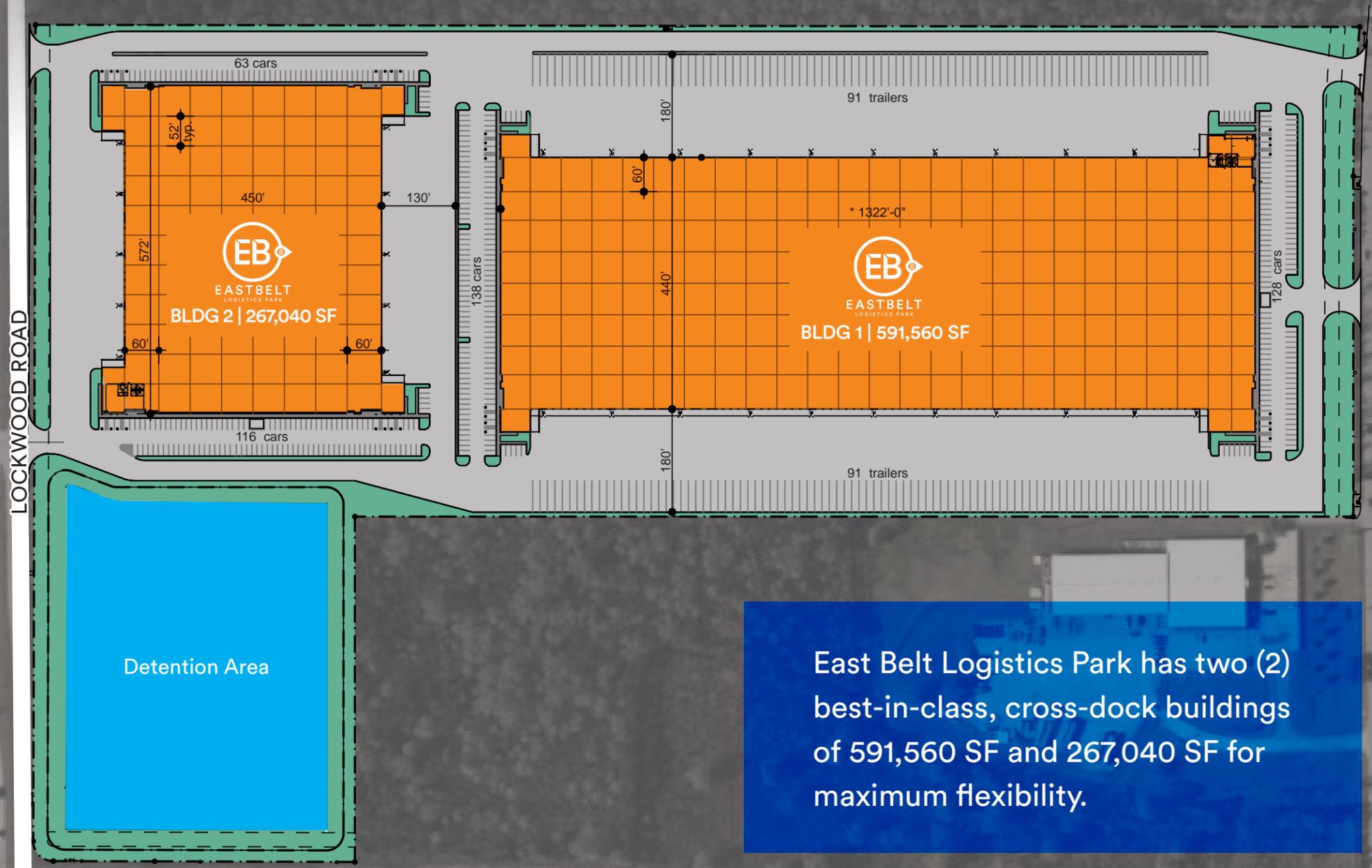
The strategic location and proximity to key Houston transportation hubs such as IAH Bush Airport and the Port of Houston add another layer of appeal for many users. The strategic location on Beltway 8, with multiple points of ingress and egress from either Beltway 8 or North Lake Houston Parkway, puts East Belt Logistics Park at the Head-of-the-Class.

INGRESS EGRESS



LOCKWOOD ROAD

SITE PLAN



LOCKWOOD ROAD

BELTWAY
8

EAST SAM HOUSTON PARKWAY NORTH

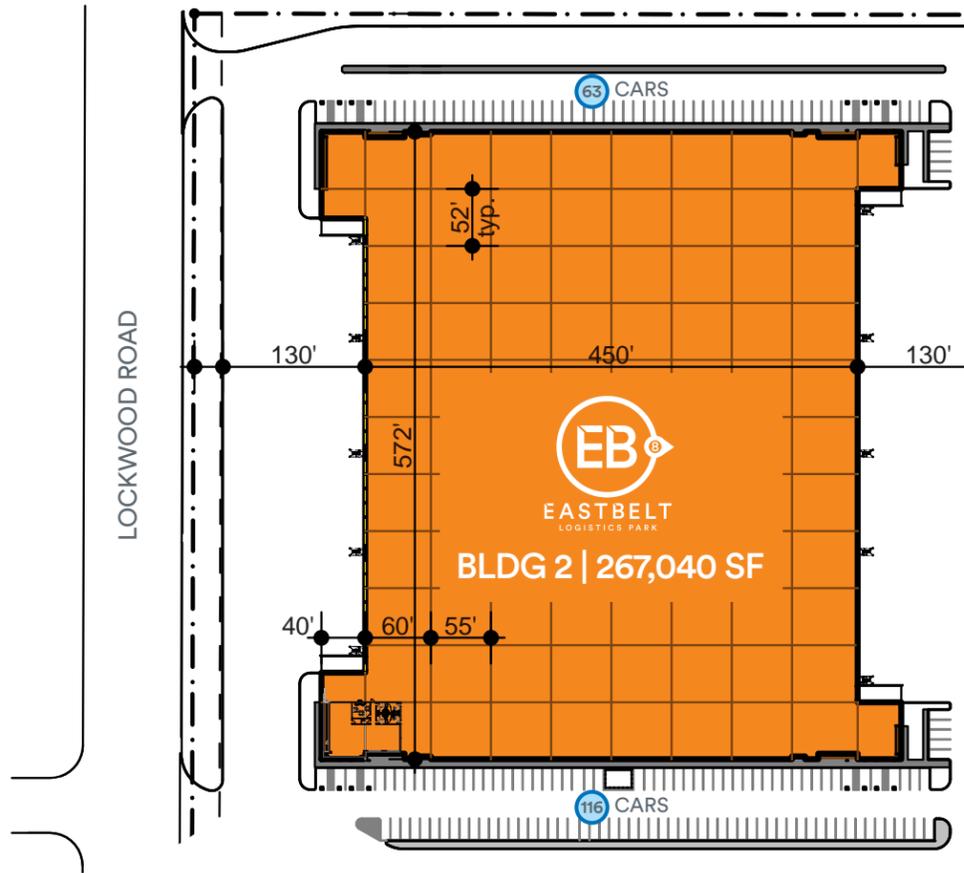
NORTH LAKE HOUSTON PARKWAY

East Belt Logistics Park has two (2) best-in-class, cross-dock buildings of 591,560 SF and 267,040 SF for maximum flexibility.

FLOOR PLAN

Building 2 | 267,040 SF

12320 Lockwood Rd.

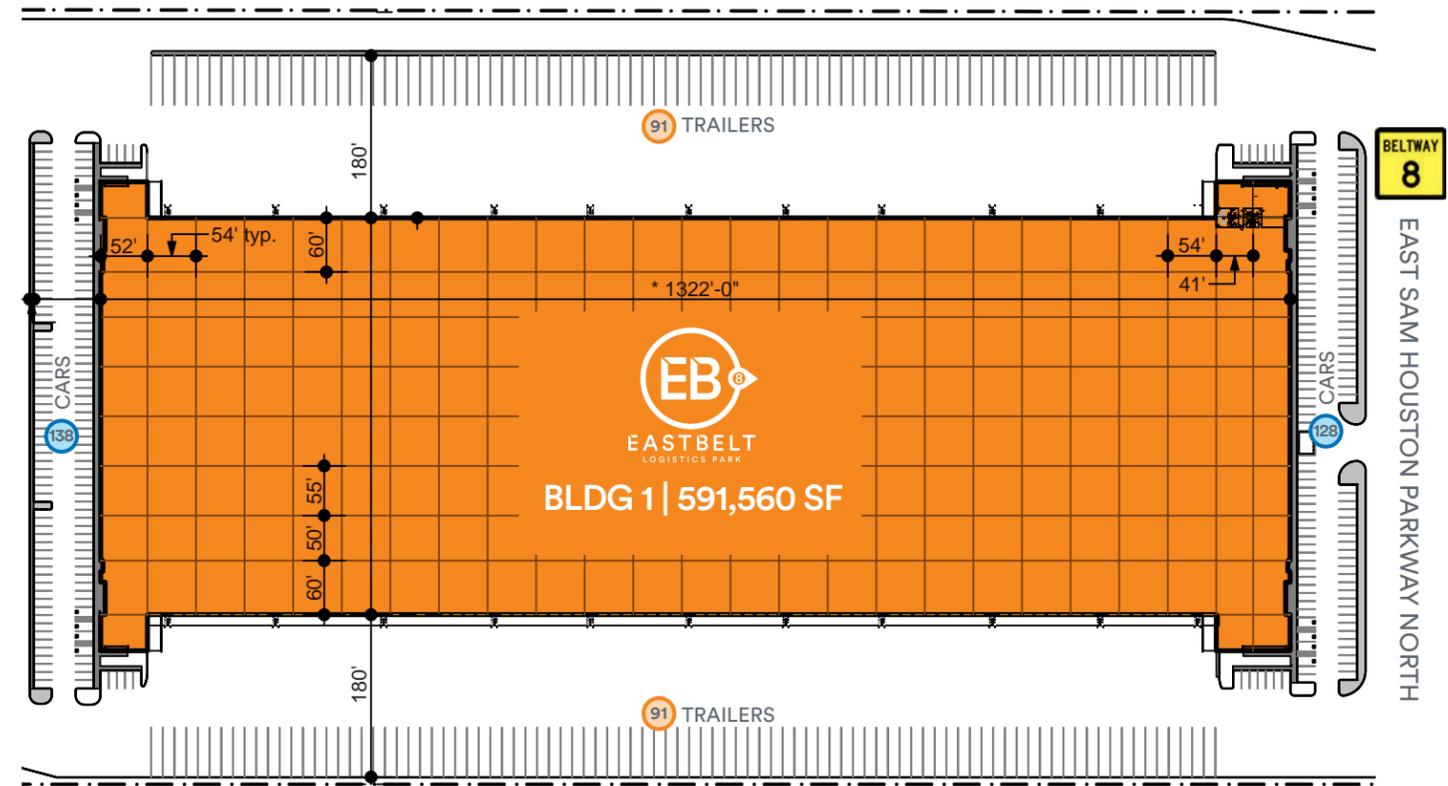


-  Pre-Finished Office: **3,387 SF**
-  Loading Type: **Cross Dock**
-  Building Depth: **450'**
-  Clear Height: **36'**
-  Bay Spacing: **52'**
-  Slab Thickness: **7"**
-  Truck Court: **130'**
-  Power: **3000 amps**
-  Sprinklers: **ESFR**
-  Striped Car Spaces: **179**
-  Truck Doors (Dock High): **54**
-  Truck Doors (Grade Level): **4**
-  35,000 lb. Mechanical Levelers: **5**

FLOOR PLAN

Building 1 | 591,560 SF

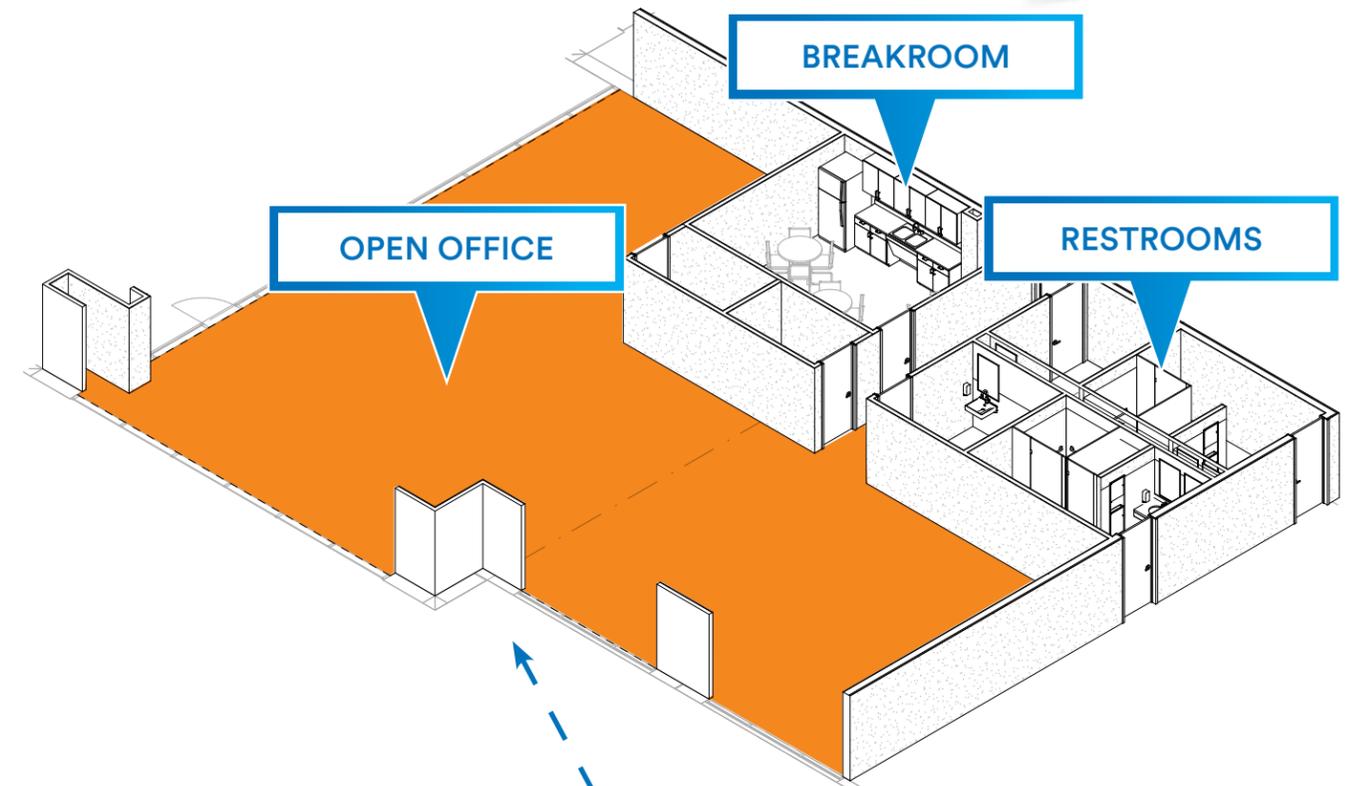
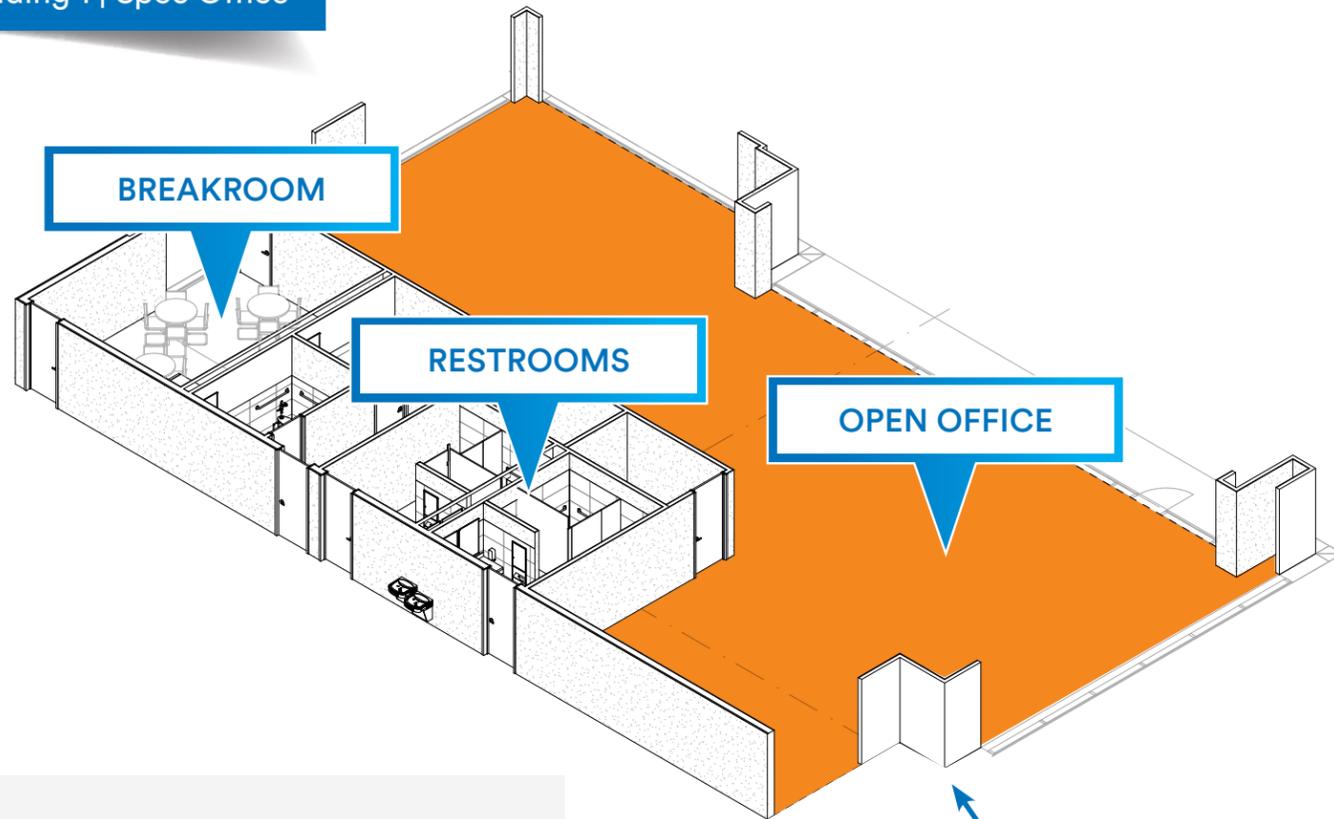
12330 Lockwood Rd.



-  Pre-Finished Office: **3,829 SF**
-  Loading Type: **Cross Dock**
-  Building Depth: **440'**
-  Clear Height: **40'**
-  Bay Spacing: **54'**
-  Slab Thickness: **8"**
-  Truck Court: **180'**
-  Power: **4000 amps**
-  Sprinklers: **ESFR**
-  Striped Car Spaces: **266**
-  Trailer Spaces: **182**
-  Truck Doors (Dock High): **150**
-  Truck Doors (Grade Level): **4**
-  40,000 lb. Mechanical Levelers: **10**

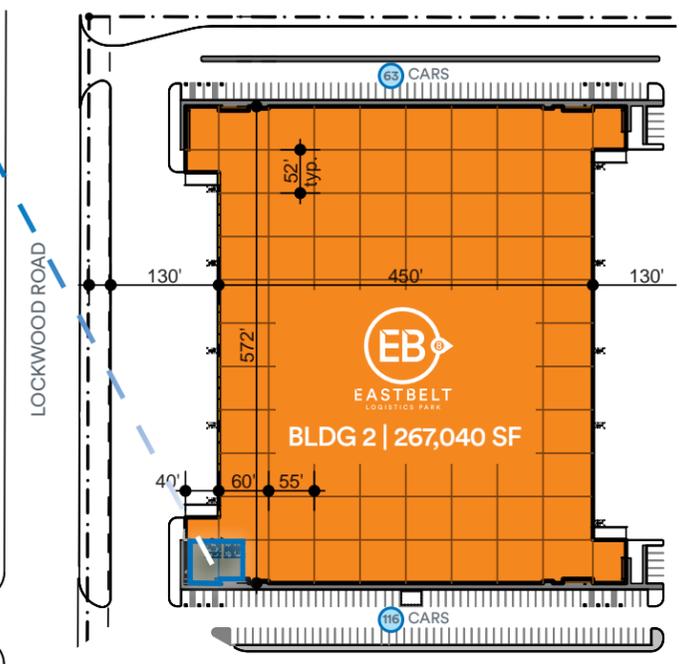
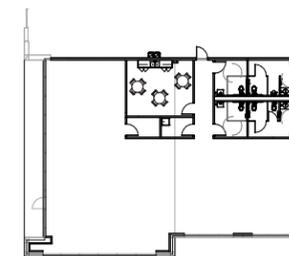
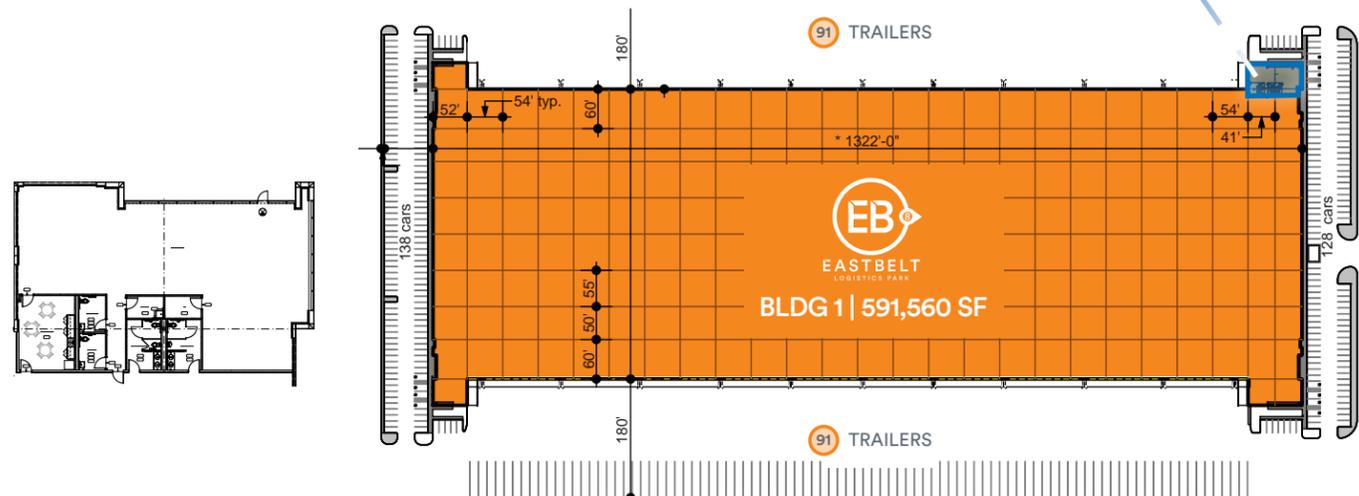
Building 1 | Spec Office

Building 2 | Spec Office



Building 1 | Spec Office
3,829 SF

Building 2 | Spec Office
3,387 SF





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