



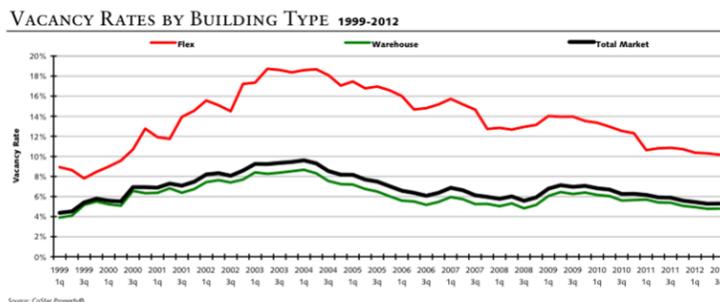
Q3 Industrial Market Update

As we near the end of 2012, Houston's Industrial market continues to stay strong despite some temperance in demand preceding the November election. Here is an overview of some key factors that makes Houston an impressive market for development and construction.

Vacancy

Houston's Industrial vacancy rate of 5.3% remains unchanged from the preceding quarter. Generally, the Houston Industrial market saw a positive net absorption of 723,806 square feet at the end of the third quarter.

In the Warehouse building market, there was a positive 655,779 square foot net absorption. The Flex building market also saw a positive net absorption of 68,027 square feet.



Construction

Over 2 million square feet of Industrial space was under construction in the third quarter with the majority of the facilities located in the North and Northwest Corridors.

Construction continues to boom in the Houston area with 22 Industrial buildings, totaling 842,593 square feet, completed during the third quarter.

Sales/Leasing

Rental rates for available Industrial space have increased 2.8% from last quarter. At the end of the third quarter, the average rental rate in Houston was \$0.45 per square foot per year. This shows a slight jump from the second quarter where rates were \$0.44 per square foot.

Sales fell during the second quarter (in regards to dollar volume) but leasing activity remains solid for the Houston market.

Information provided by "The CoStar Industrial Report Third Quarter 2012"

Sam Houston Business Park

We are breaking away from our tradition as a single-tenant industrial developer and will begin development on our first multi-tenant industrial flex/distribution park, **Sam Houston Business Park**.



This 22.7-acre business park is located on Beltway 8 between Highway 290 and Highway 249 in Northwest Houston.

Sam Houston Business Park will consist of three one-story

Fall 2012

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Social Media

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In the News

Sam Houston Business Park was featured in *Houston Chronicle* as the "Deal of the Week" and BisNow's weekly newsletter



To read the "Deal of the Week", please click [here](#)

To read BisNow's Nov 5th newsletter, please click [here](#)

tiltwall facilities, totaling 206,375 square feet.

Each facility will be built on a speculative basis featuring ESFR sprinkler system, generous column spacing, 30' clear height and dock-high & grade level loading.

Click [here](#) to learn more about Sam Houston Business Park



Construction is scheduled to begin the first quarter of 2013. The remaining 1-acre and 3.88-acre tracts of land will be available for built-to-suit.

For leasing information and to download our flyer, please click [here](#).

New Facility in Conroe, TX

Levey Construction, our construction services division, will break ground on a 14,000 square foot office/warehouse facility for Kimray's Distributor division in Conroe, TX.



is a manufacturer of valves and control equipment for the oil and gas industry. They are headquartered in Oklahoma City and have over 700 employees.

This design/build project will include distribution and warehouse space as well as 8,330 square feet of tenant interior.



To see our other featured projects, please click [here](#).

Third Facility at Northwest Place Industrial Park

We recently announced the addition of a third facility to **Northwest Place Industrial Park**.



The 18,000 square foot building will feature frontage on Bingle Rd. with generous storefront glass, 10-ton crane ready, a standing-seam roof and structure capable of accommodating a second story office or storage mezzanine.

Construction has begun and is scheduled for completion in early 2013.

Buildings D & E are currently under design and will break ground in the coming months.

Northwest Place Industrial Park is a 7.3-acre industrial business park located at the intersection of West Little York and Bingle Rd.



For property or leasing information, please click [here](#).

Want to see the pictures of the construction process? Check out our [Facebook](#) page where you will find regularly posted pictures.

Shovel-Ready Land

Are you or a client looking for shovel-ready land? If so, we have several tracts of land that would be ideal for your new development.



Located in North and Northwest Houston, our land tracts range from 2 to 4 acres with great visibility and access to main Houston streets and highways.

If you already have a location in mind, we can help you build there too.

To learn more about our shovel-ready land and other services, please click [here](#).

About Levey Group

Levey Group is a full service commercial real estate company featuring in-house development, construction and property management divisions. Established in 1979, Levey specializes in providing build-to-suit office-warehouse buildings for sale or lease to Houston's manufacturing, warehouse and distribution companies.

For more information, please visit our website at www.levygroup.com

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