



Sam Houston Business Park

We have awarded Axiom Construction to be the general contractor for the construction of Sam Houston Business Park. Axiom, a full-service contractor for commercial, industrial and technology projects, will be responsible for the construction of the park's three tiltwall facilities, totaling 206,375 square feet.

Check out our new website for Sam Houston Business Park, www.samhoustonbp.com. The website has property descriptions, site plans and leasing information for this premier industrial, flex, office and distribution business park.



Completion of the project is scheduled for summer 2013.

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

2012 Q4 Industrial Market Update

Winter 2013

[Sam Houston BP](#)

[Industrial Update](#)

[Navigation Lease](#)

[Superintendent](#)

[Social Media](#)

Social Media

See pictures of our current projects, company information and much more!

[Like us on Facebook](#)

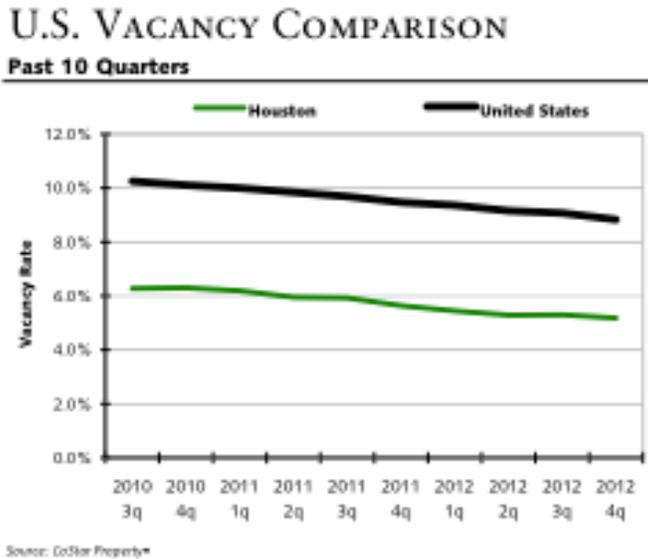
and don't forget to connect with us on LinkedIn.

[View our profile on LinkedIn](#)

2012 has come to a close and the Houston industrial market ended the fourth quarter on a high note. Houston's industrial market showed positive absorption, low vacancy, solid rental rates, steady leasing and sales activity and new product deliveries to the market. Here is an overview of some key factors that made Houston among the nation's top markets for development and construction in 2012.

Vacancy

At the end of the fourth quarter, Houston's industrial vacancy rate dropped to 5.2% from the previous two quarters at 5.3%. After ten consecutive quarters, the Houston market is still about 4% below the U.S. vacancy rate of 9%. (see graph below)



The Houston industrial market closed 2012 with a positive net absorption of 1,701,174 square feet. Flex and warehouse building markets finished the year strong with positive net absorption. In the warehouse building market, there was a positive 1,620,447 square foot net absorption. With only one negative quarter in 2012, the flex building market ended the year with a positive net absorption of 80,727 square feet.

Construction

Construction deliveries during the fourth quarter totaled 36 buildings, totaling 1,140,170 square feet, in the Houston market.

At the end of the fourth quarter, the industrial market had 2,233,471 square feet under construction with over half of the space in the North and Northwest corridors.

CONSTRUCTION ACTIVITY Markets Ranked by Under Construction RBA

Market	# Bldgs	Under Construction Inventory			Average Bldg Size	
		Total RBA	Preleased SF	Preleased %	All Existing	U/C
North Corridor Ind	11	728,787	144,831	19.9%	27,166	66,253
Northwest Corridor Ind	10	578,090	58,500	10.1%	34,370	57,809
Southwest Corridor Ind	3	519,011	481,011	92.7%	27,496	173,004
Southeast Corridor Ind	2	292,771	0	0.0%	39,430	146,385
Southern Corridor Ind	6	94,812	31,812	33.6%	27,099	15,802
Northeast Corridor Ind	1	20,000	0	0.0%	37,996	20,000
San Jacinto County Ind	0	0	0	0.0%	7,150	0
Austin County Ind	0	0	0	0.0%	32,355	0
CBD Ind	0	0	0	0.0%	29,545	0
Totals	33	2,233,471	716,154	32.1%	31,507	67,681

Source: CoStar Property®

Leasing/Sales

Rental rates for available industrial space have increased 0.4% from the third quarter. At the end of the fourth quarter, the average rental rate in Houston was \$0.457 per square foot.

This is a slight increase of \$0.002 from the third quarter where rates were \$0.455 per square foot.

Information provided by "The CoStar Industrial Report Year-End 2012"

Crane Worldwide Leases 150,000 SF Facility

Crane Worldwide Logistics has signed a lease for 150,000 square feet at 6501 Navigation. This 21.6-acre complex is located East of downtown Houston near the ship channel.

Crane Worldwide is a full-service air, ocean, trucking, brokerage and logistics company.



The remaining 136,000 square feet are available for lease and feature heavy power, dock and grade level access and 24' clear height.

Rick Holm Joins Levey as Superintendent

Rick Holm has joined Levey Group as Superintendent. As Superintendent, Rick will manage and supervise Levey's construction projects as well as oversee field operations, site safety, job schedule, work quality and coordination of subcontractors and suppliers.

Rick has over 15 years experience in the construction industry with a focus on commercial ground-up tiltwall and office build-out projects.

To read the latest news from Levey Group, visit our website and click on the [News](#) tab.

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 office-warehouse buildings for sale or lease to Houston's manufacturing, warehouse and distribution companies.

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

Pamela Sanders
Marketing and Communications Coordinator
psanders@leveygroup.com

Custom Commercial Development and Construction since 1979



[Forward this email](#)



Try it FREE today.

This email was sent to psanders@leveygroup.com by psanders@leveygroup.com | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Levey Group | 6800 West Loop South | Suite 200 | Bellaire | TX | 77401