



FOR IMMEDIATE RELEASE

LEVEY GROUP DEVELOPS ITS FIRST MULTI-TENANT INDUSTRIAL FLEX/DISTRIBUTION BUSINESS PARK

HOUSTON – October 26, 2012 –Levey Group is breaking away from its tradition as a single-tenant industrial developer and will begin development of the company’s first multi-tenant industrial flex/distribution business park, Sam Houston Business Park.

Since Levey Group’s founding in 1979 by Gustave S. Levey, they have specialized in providing single-tenant built-to-suit and design/build industrial buildings in the Gulf Coast area. Over the past 33 years, Levey Group has developed and built over 100 facilities for Houston’s manufacturing, warehouse and distributions companies.

“My Grandfather, Gus, was one of the pioneers of the Houston markets’ single-tenant industrial development business,” says David Ebro, President of Levey Group. “The single-tenant market has since become saturated with developer/builders. The uniquely strong demand and relatively low vacancy rates of multi-tenant flex/distribution space, especially in Houston’s Northwest submarket, presented an unique opportunity to diversify our portfolio and expand outside our company’s historical single-tenant model and enter the development arena more often reserved for national development companies.” (In regards to multi-tenant flex/distribution developments)

Sam Houston Business Park is situated on 22.7-acres off Beltway 8 between Highway 290 and Highway 249 in Northwest Houston. The original design for the park planned to house thirteen single-tenant facilities with a common access road and frontage on the Beltway.

The new layout will consist of three one-story tiltwall facilities, totaling 206,375 square feet, to accommodate up to twelve tenants with frontage on Beltway 8. Building One is a 73,500 square foot flex facility with 27 rear-loading docks, a 2.5:1 parking ratio and frontage on Beltway 8. Building Two will be a 70,875 square foot distribution facility with 23 rear-loading docks, 1.5:1 parking ratio and partial Beltway frontage. The third facility of the park, Building Three, will be constructed as a bulk distribution facility with 62,000 square feet, 20 side-loading docks and 0.5:1 parking ratio.

Each facility will be built on a speculative basis and will feature generous quantities of storefront glass and comfortable column spacing, 24 to 30 foot clear height, truck access as well as a total of 70 dock high and grade level (via ramp) loading docks. Sam Houston Business Park will have two main entrances, fully curbed and guttered common access roads throughout the landscaped business park and Levey's signature identity signage.

Construction is scheduled to begin the first quarter of 2013. Joseph Smith and Ed Frantz with CB Richard Ellis are representing Levey Group on all lease activity. Munson Kennedy Partnership is the architect for Sam Houston Business Park.

Once Sam Houston Business Park is complete, the remaining 1-acre and 3.88-acre tracts of land will be available for build-to-suit clients.

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 the company's website at www.leveygroup.com. Like us on [Facebook](#). Connect with us on [LinkedIn](#).

CONTACT

Pamela Sanders
Marketing and Communications Coordinator
713-772-1393
psanders@leveygroup.com

###