

S A M ● ● ● ● ● ● ● ●
H O U S T O N
B U S I N E S S P A R K
 a levey development



Levey Group is excited to announce Building 4, Phase 2 is complete. It covers 3.87 acres on the northeast side of the park and showcases generous Beltway frontage plus ample employee and visitor parking. The 56,255 square foot building is fully sprinklered and can serve a single tenant user or may be divided into leasehold space as small as 27,720 square feet.

For leasing information, see the [flyer](#) or visit the SHBP website at samhoustonbp.com or contact Joseph Smith with CBRE at 832-723-1566.

**8846 N. Sam
Houston Pkwy W.**

- Building 1: 77,500 SF
- 24' Clear Height
- 40' x 40' Column Spacing
- Rear Load Configuration
- Dock High

**8844 N. Sam
Houston Pkwy W.**

- Building 2: 75,805 SF
- 30' Clear Height
- 40' x 40' Column Spacing
- Rear Load Configuration
- Dock High

**8850 N. Sam
Houston Pkwy W.**

- Building 3: 62,500 SF
- 30' Clear Height
- 40' x 46' Column Spacing
- Front Load Configuration

**8848 N. Sam
Houston Pkwy W.**

- Building 4: 56,255 SF
- 30' Clear Height
- 40' x 47' Column Spacing
- Rear Load Configuration
- Dock High

NORTHWEST PLACE: II

————— a levey development



Northwest Place Industrial Park (NWPIP) is Houston's premier master-planned business park, featuring warehouse, distribution and flex space for lease. Depicted above is a rendering of Phase II of the project, which is currently in design. NWPIP's original development is 100% occupied and features 80,000 square feet of flex, distribution and laboratory space.

NWPIP is located in Houston's desirable near northwest submarket. The project interconnects city streets West Little York and North Houston Rosslyn, providing excellent access and truck maneuverability. The park boasts generous truck court dimensions and ample parking.

Development features:

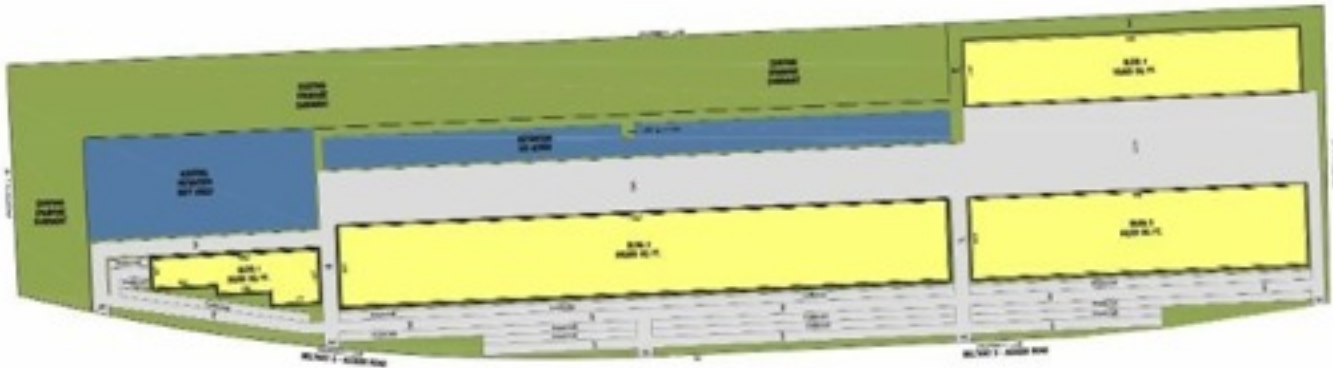
- 7.5 acre master-planned business park
- 32' clear
- ESFR sprinkler
- 64,500 square feet
- 52' x 50' column spacing
- interior painted walls
- LED perimeter lighting
- t-5 6-lamp hi-bay fluorescent lighting
- city of houston platting complete
- all utilities and detention in place
- pad sites available for build-to-suit
- rate: \$0.60 nnn / ti \$5 / estimated opex \$0.17

For leasing information, see the [flyer](#) or contact Beau Kaleel or Allison Hall with Cushman & Wakefield at 713-887-1700.

FIVE CORNERS

BUSINESS CENTER

a levey development



5 Corners Business Center covers 46.91 acres on Beltway 8 between Highway 59 and Highway 288. Initial plans for the site include:

- 546,275 square feet of leasable, rear-load and front-load industrial space
- Four Class A tiltwall facilities
- 3,000 feet of frontage on Beltway 8 with five entrances off the beltway

For leasing information, please contact David Ebro at 713-530-2311.



IAH

BUSINESS PARK

a levey development



Levey Group and the TriStar Glass Products design-build facility sits on 5.26 acres inside IAH Business Park. The building includes a 66,000 square foot crane-served facility featuring a 4,000 amp electrical service, drive-through site plan configuration with additional land for TriStar's future expansion capability.

IAH Business Park is adjacent to Bush Intercontinental Airport along Aldine Westfield Road between Richey and Rankin Road in north Houston. The company's preliminary site plan for the park depicts over 100,000 square feet of single-tenant industrial space with sites featuring outside storage and room for building expansion.

IAH Business Park's development features include:

- 1.3 to 5.9 acre tracts available
- Build-to-suit for lease
- Design-build for sale
- All utilities available (Northwood MUD)
- Park-wide stormwater detention
- City of Houston platting completed
- Key Map 333 U
- Excellent highway access
 - o 1.5 miles from Hardy Toll Road
 - o 3.2 miles from I-45
 - o 4.4 miles from Beltway 8/Sam Houston Parkway

For leasing information, see the [flyer](#) or contact Nick Peterson or John Ferruzzo with NAI Houston at 713-275-9638.

Industrial Development Since 1979

