



INNERBELT NORTHWEST LOGISTICS



Now Pre-Leasing!
Buildings 1 & 2 Under Construction - 611,880 SF Total
Q3 2026 DELIVERY

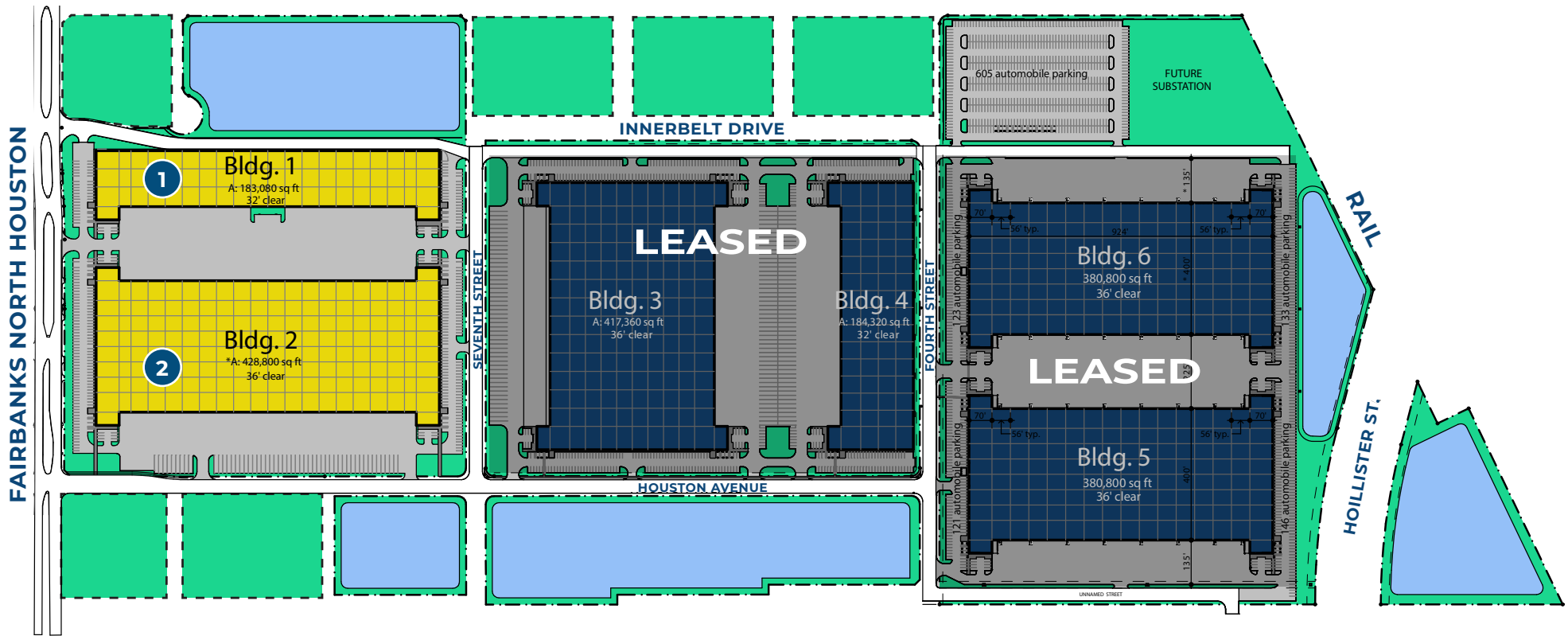


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Close proximity and unparalleled access to Beltway 8 via Fairbanks North Houston or Fallbrook Drive.

- Six (6) state-of-the-art Class A distribution buildings totaling 1,975,160 SF with 32' to 40' clear heights
- **Buildings 1 & 2 now under construction:**
Two (2) state-of-the-art Class A distribution buildings totaling 611,880 SF with 32' and 36' clear heights
- **Front load and cross dock building designs provide maximum flexibility and can accommodate users from 61,440 to 611,880 SF**
- National users located adjacent to the project include: Amazon, Serta, Foxconn, Target, Goodman, Aramark, Home Depot, and Siemens
- Strong institutional long-term relationship oriented owner
- Strategic location in the heart of the vibrant northwest submarket
- Fairbanks N. Houston provides strong corporate identity and well known Houston address

Innerbelt Northwest Master Site Plan



BUILDINGS 1 & 2 AVAILABLE | 611,880 SF TOTAL

Building 1 - 9611 7th Street 183,080 SF













- 32' Clear Height
- 170' Building Depth
- 52'x55' Column Spacing
- (50) 9'x10' OH Doors
- (4) 12'x14' OH Doors
- 104 Parking Spaces
- ESFR

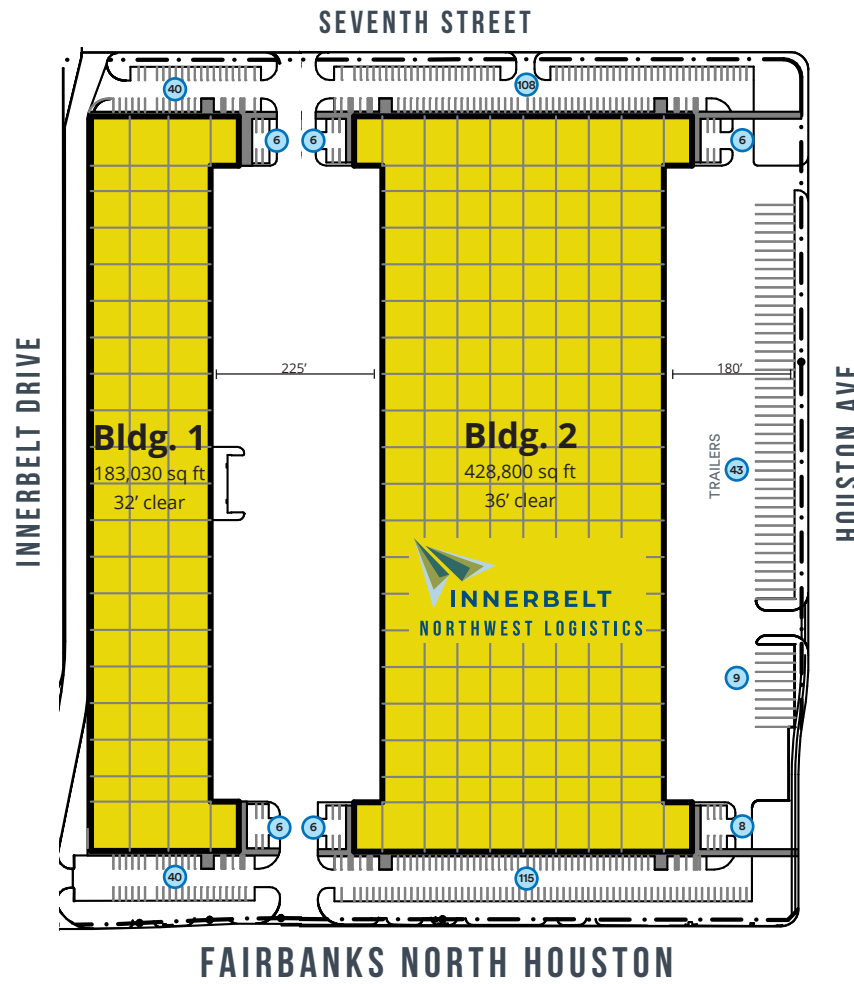
Building 2 - 8500 Houston Ave 428,800 SF

- 36' Clear Height
- 400' Building Depth
- 52'x46" Column Spacing
- (118) 9'x10' OH Doors
- (4) 12'x14' OH Doors
- 249 Parking Spaces
- 52 Trailers
- ESFR













Buildings 1 & 2 : 611,880 SF will deliver in Q3 2026

Building 1 | 183,080 SF

-  Loading Type: Front Load
-  Building Depth: 170'
-  Clear Height: 32'
-  Bay Spacing: 55' x 52'
-  Slab Thickness: 6"
-  Shared Truck Court: 225'
-  Power: 3,000 KVA expandable to 6,000 KVA
-  Sprinklers: ESFR
-  Striped Car Spaces: 104
-  Trailer Spaces: 0
-  Truck Doors (Dock High): 50
-  Ramp Doors: 4



Building 2 | 428,800 SF

-  Loading Type: Cross Dock
-  Building Depth: 400'
-  Clear Height: 36'
-  Bay Spacing: 46'-8" x 52'
-  Slab Thickness: 7"
-  Truck Court: 180'
-  Power: 3000 KVA expandable to 6,000 KVA
-  Sprinklers: ESFR
-  Striped Car Spaces: 249
-  Trailer Spaces: 52
-  Truck Doors (Dock High): 118
-  Ramp Doors: 4

Location

Strategic location in the epicenter
of the Northwest submarket.

IAH BUSH AIRPORT 15 MILES

HOUSTON GALLERIA 15 MILES

DOWNTOWN 20 MILES

MEDICAL CENTER 25 MILES

PORT OF HOUSTON 28 MILES

HOBBY AIRPORT 30 MILES





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