

NORTH POINT 90

LOGISTICS CENTER



+ 2,655,030 SF Master Planned Industrial Park

13220 Crosby Freeway, Houston, TX 77049

Building 1: + 147,496 SF // Spec Office, Lights & Levelers



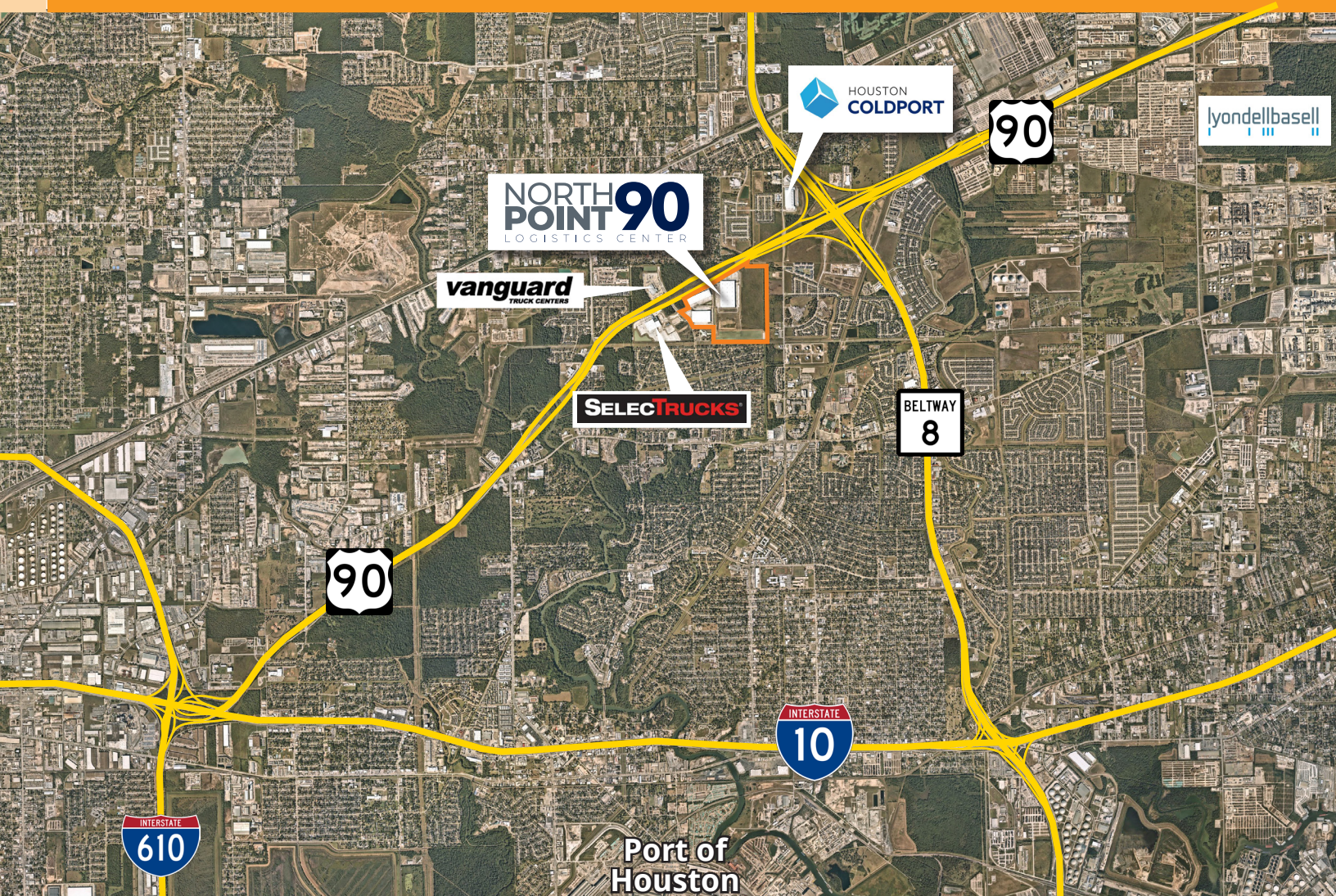
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Location



LESS THAN A MINUTE
to Beltway 8



DISTANCE TO PORT OF HOUSTON
10 miles, 14 minutes

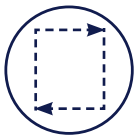


DISTANCE TO DOWNTOWN
12 miles, 16 minutes



DISTANCE TO IAH AIRPORT
19 miles, 23 minutes

Master Plan



INGRESS & EGRESS via Purple Sage Rd and US 90



STATE-OF-THE-ART, Class A 190-acre master planned business park built to the highest industrial standards



BUILD-TO-SUIT OPPORTUNITIES - Multiple BTS opportunities including the ability to build over 1 million SF under one roof.

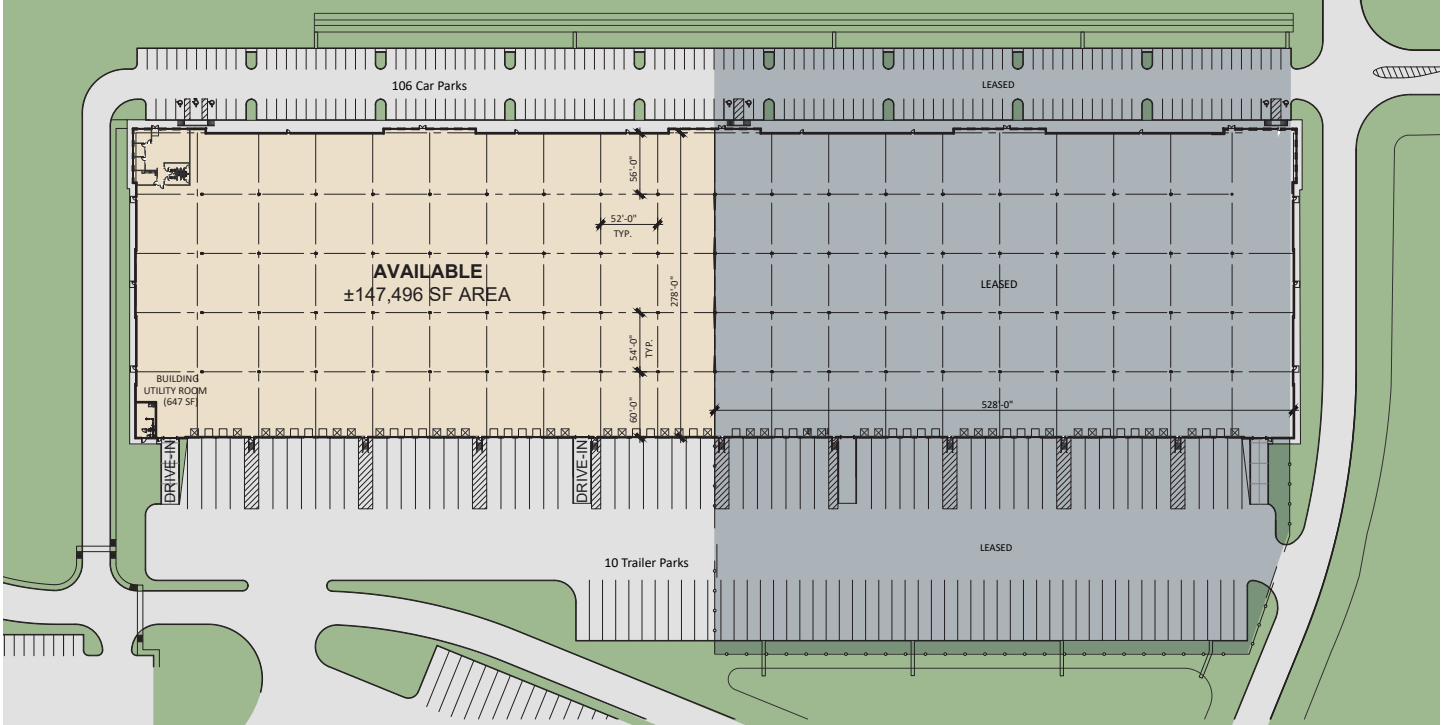


HIGHLY EXPERIENCED landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 150.2+ million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors, etc.



GREEN GLOBES CERTIFIED Each building of the park received two Green Globes for Core & Shell in 2023.

Building 1 Specs



± 147,496 SF AVAILABLE **± 15** DOCK DOORS **2** DRIVE INS **± 106** CAR PARKS **± 10** TRAILER PARKING

BUILDING 1 FEATURES

Building SF	± 295,640	Drive-in Doors	2
Available SF	± 147,496 Building demised in half	Trailer Parking	10
Office SF	± 2,633	Auto Parking	106 spaces
Land Area	Approximately 14 acres	Fire Protection	ESFR
Building Dimensions	282' X 1,062'	Lighting	LED with sensors
Configuration	Rear Load	Construction	Interior steel frame (columns, girders, joists); load bearing site cast tilt-up concrete wall panels
Column Spacing	52' X 54'	Power	3,000 amp, 480V 3-phase
Clear Height	36'	Roof	R-20 TPO
Dock Doors	15 (expandable to 32)		

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date