

NORTH POINT 90

LOGISTICS CENTER



± 2,655,030 SF Master Planned Industrial Park

13220 Crosby Freeway, Houston, TX 77049

Building 1: ± 147,496 SF Remaining // Shell Complete with Spec Office



Leasing By:

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LOGISTICS CENTER



Location



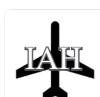
LESS THAN A MINUTE
to Beltway 8



DISTANCE TO PORT OF HOUSTON
10 miles, 14 minutes

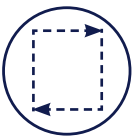
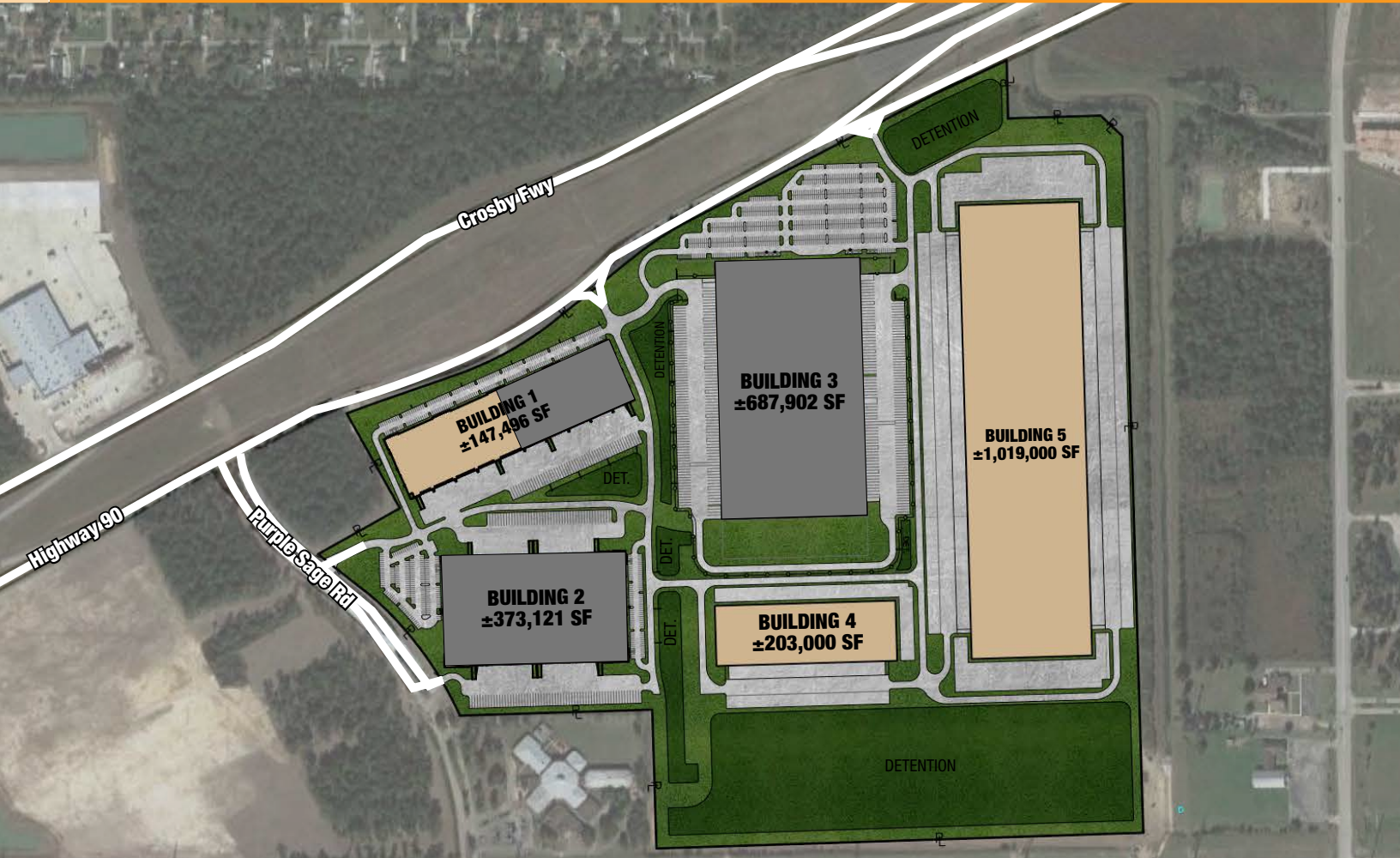


DISTANCE TO DOWNTOWN
12 miles, 16 minutes



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

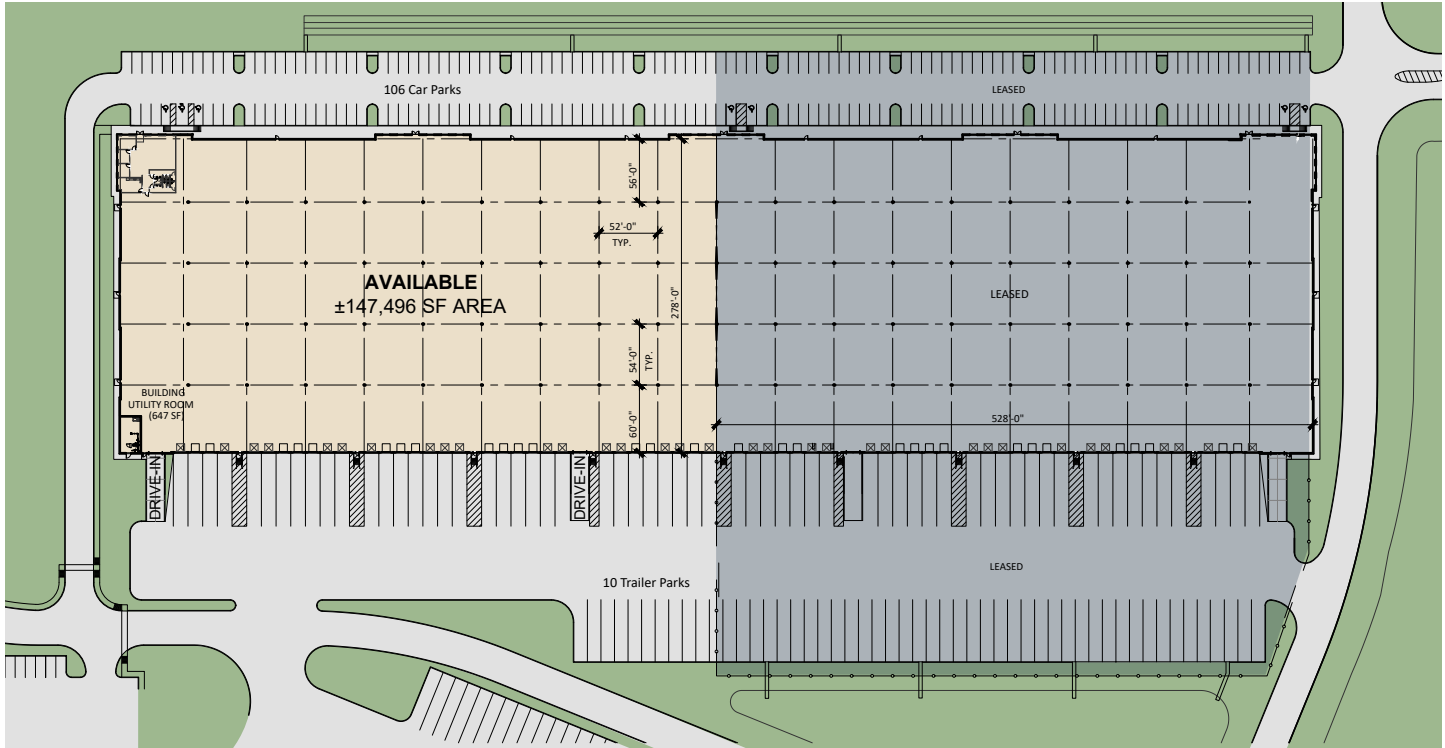


BUILD-TO-SUIT OPPORTUNITIES - Multiple BTS opportunities including the ability to build over 1 million SF under one roof.



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 141.7+ million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors, etc.

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
Available SF	± 147,496
Office SF	± 2,633
Land Area	Approximately 14 acres
Building Dimensions	282' X 1,062'
Configuration	Rear Load
Column Spacing	52' X 54'
Clear Height	36'
Dock Doors	15 (expandable to 32)

Drive-in Doors	2
Trailer Parking	10
Auto Parking	106 spaces
Fire Protection	ESFR
Lighting	LED with sensors
Construction	Interior steel frame (columns, girders, joists); load bearing site cast tilt-up concrete wall panels
Power	600 amp, 480V 3-phase
Roof	R-20 TPO

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