



HISTORY

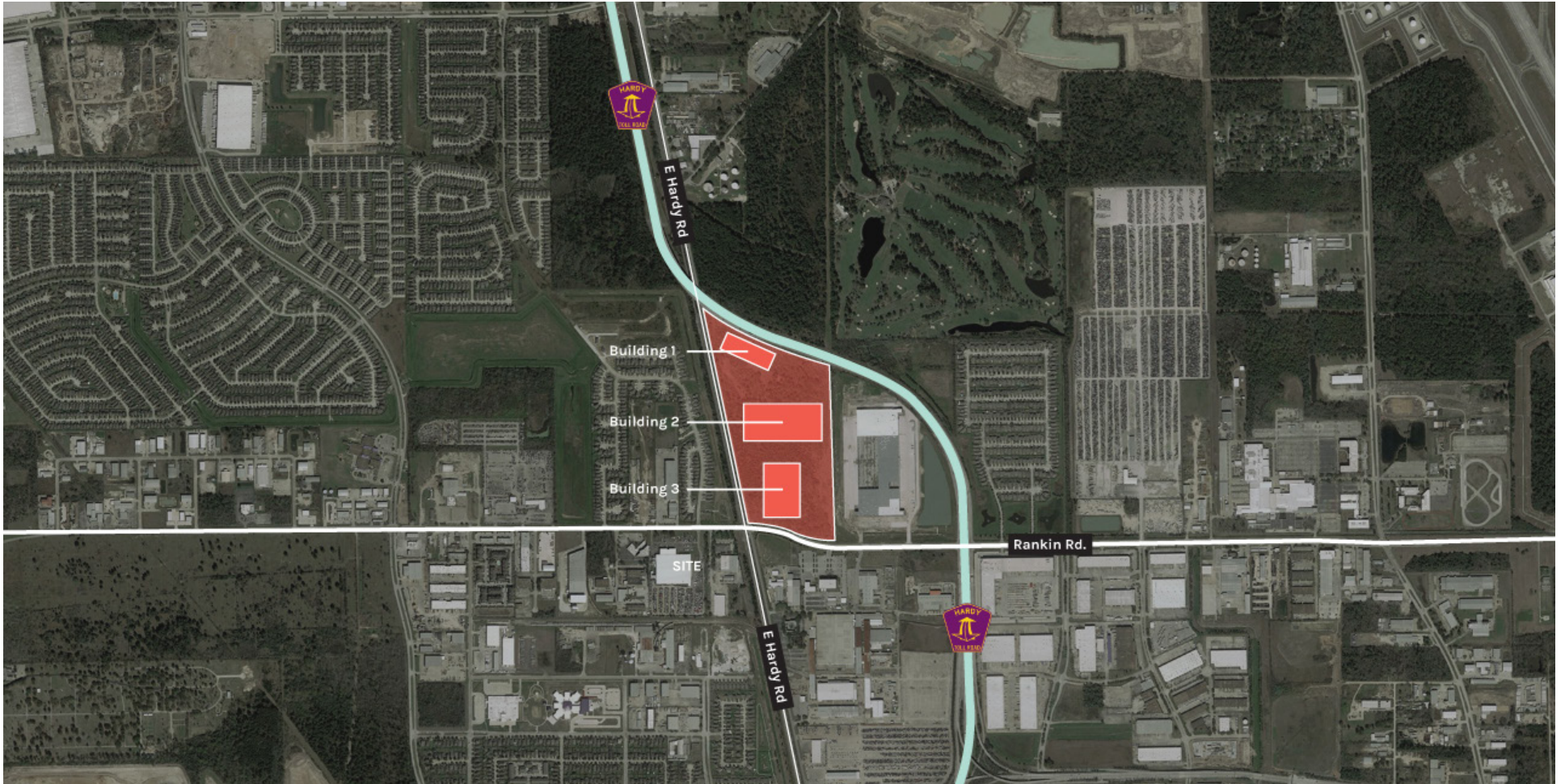
- Accessible new industrial park in the North market
- Quick access to the Hardy Toll Road N and S, Beltway 8 E and W, and I-45 N and S via Rankin Rd. or Beltway 8
- Logistics and delivery routes are unmatched

PROPERTY

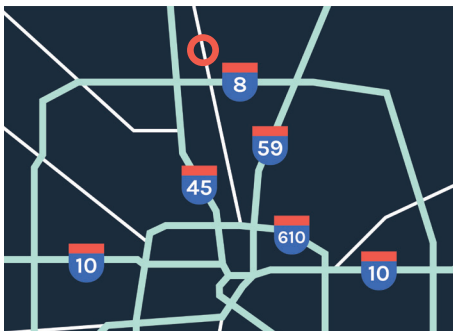
- **771,080 SF** new construction
- Phase I delivering **December 2019** - Building 2 (1211 Rankin Rd):
392,480 SF, cross dock
- Phase II delivering **Summer 2020** - Building 3 (1215 Rankin Rd):
235,600 SF, cross dock
- Phase III delivering **December 2020** - Building 1 (1207 Rankin Rd):
143,000 SF, front load
- Extremely low MUD rate @ \$0.33/\$100 value

ADDRESS

1207 - 1215 Rankin Rd.
Houston, Texas 77073



LOCATION



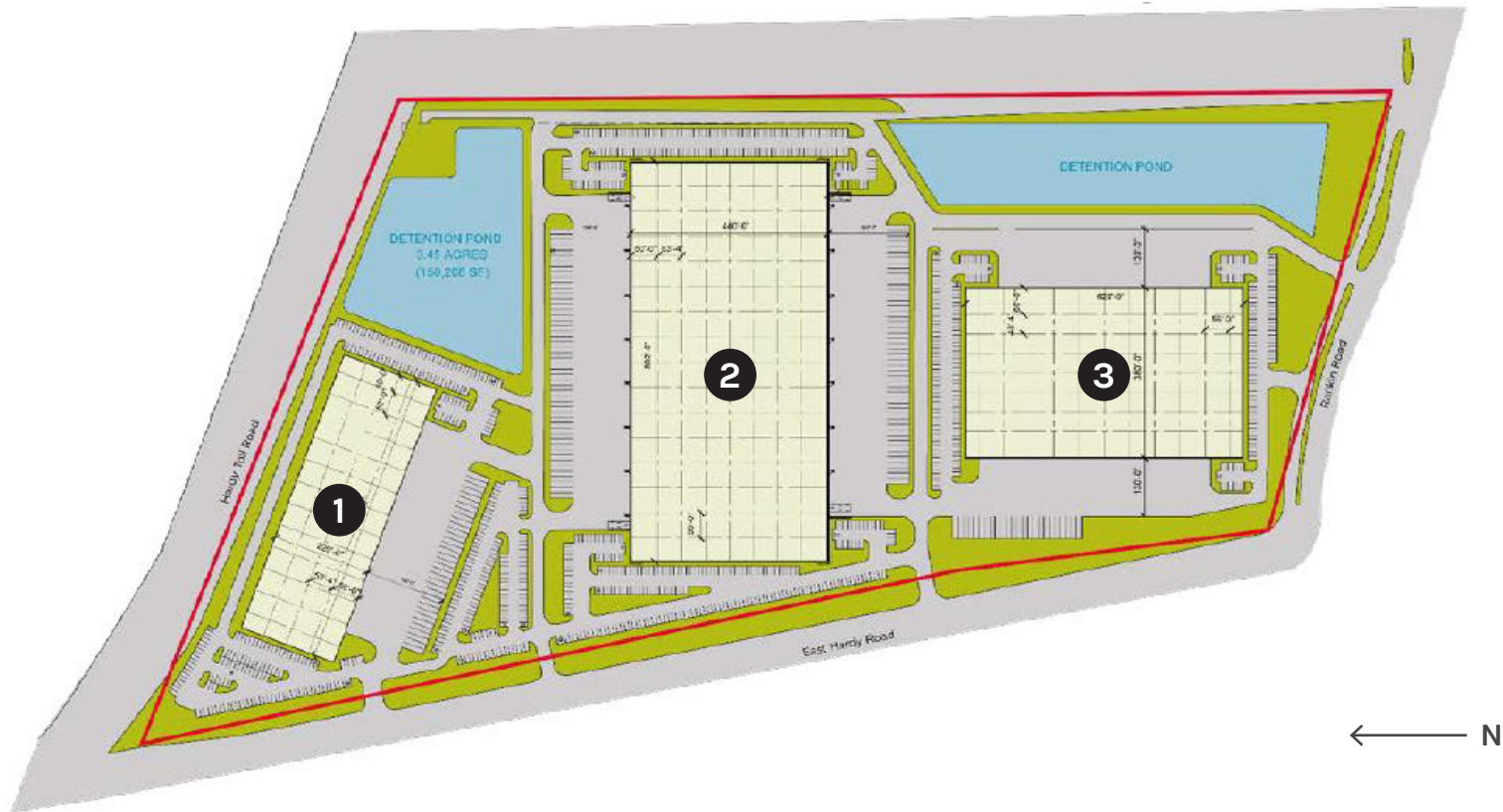
DEMOGRAPHICS

Radius	Population	Median Age	\$/Household
1 mile	7,617	27.1	\$48,048
3 miles	79,242	27.4	\$41,531
5 miles	211,456	28.8	\$50,256

AREA AMENITIES

- Bush Airport
- Lockinvar Golf Club
- Conn's
- Liberty Property Trust
- Schlumberger
- Crane Worldwide
- Central Green

SITE PLAN



BUILDING 1: 1207 RANKIN RD.

- Front load
- 143,000 SF available (divisible)
- 32' clear height
- 60' speed bays
- 180' truck court
- 35 trailer parks
- 127 parking spaces

BUILDING 2: 1211 RANKIN RD.

- Cross dock
- 392,480 SF available (divisible)
- 36' clear height
- 60' speed bays
- 180' truck court
- 98 trailer parks
- 394 parking spaces

BUILDING 3: 1215 RANKIN RD.

- Cross dock
- 235,600 SF available (divisible)
- 36' clear height
- 60' speed bays
- 130' truck court
- 24 trailer parks
- 216 parking spaces