

# 3Q20 INDUSTRIAL

## HOUSTON *Construction Report*

### HOUSTON EXPERTS



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**13,385,527 SF**  
TOTAL SF UNDER CONSTRUCTION

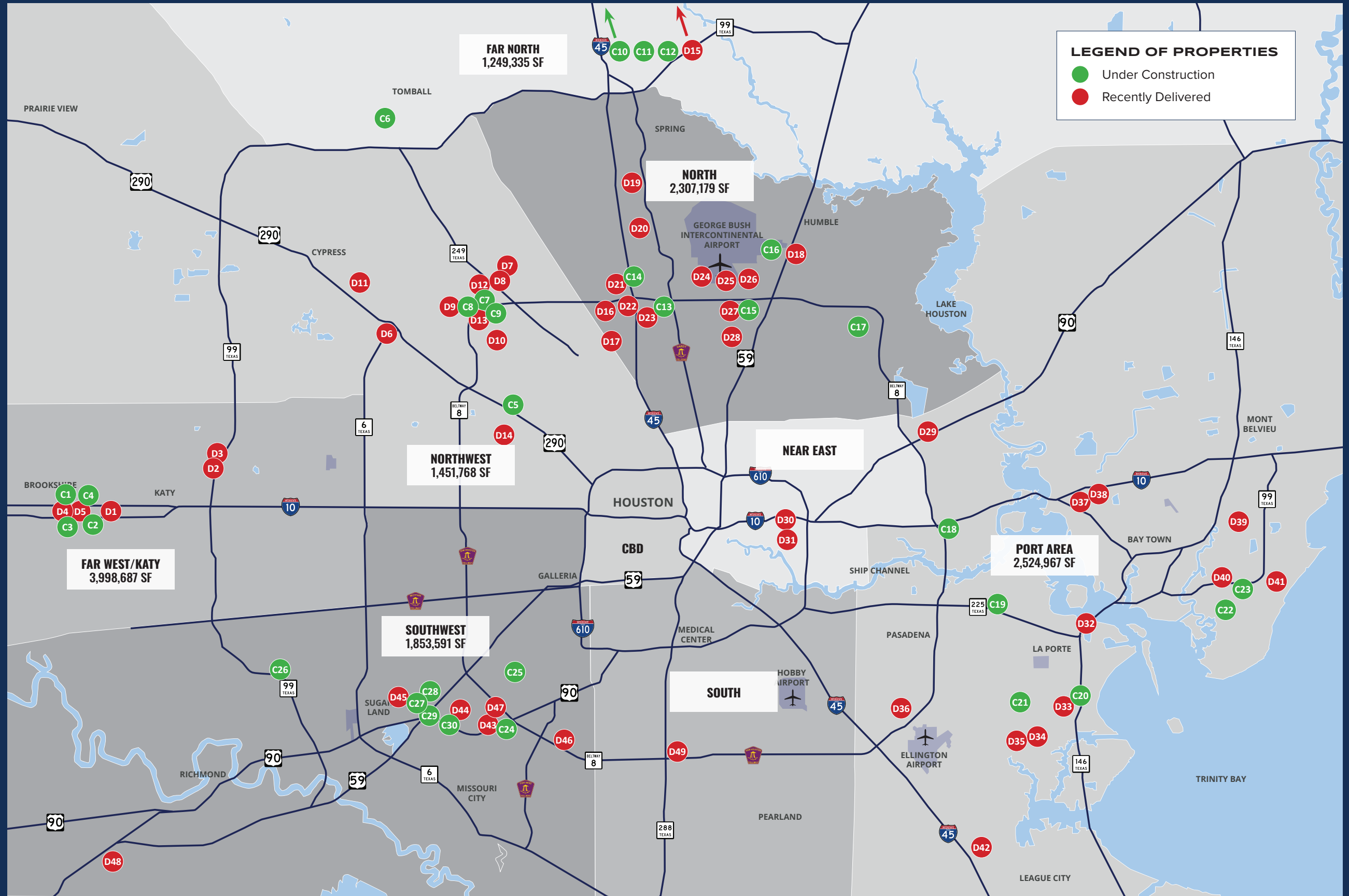
**8,207,152 SF**  
TOTAL SPEC UNDER CONSTRUCTION

**5,178,375 SF**  
TOTAL BTS/OWNER-OCCUPIED UNDER CONSTRUCTION

**16,829,508 SF**  
TOTAL SPEC DELIVERED LAST 12 MONTHS

**4,818,801 SF**  
TOTAL BTS/OWNER-OCCUPIED LAST 12 MONTHS

**21,648,309 SF**  
TOTAL DELIVERED LAST 12 MONTHS



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#	BUILDING NAME	SUBMARKET	DEVELOPER	TOTAL RBA	EST. DELIVERY	SPEC OR BTS	% LEASED	BUILDING TYPE	CLEAR HEIGHT	RAIL
C1	Empire West Bldg 1	Far West	Stream Realty	163,144	1Q 2021	Spec	0	Front Load	32'	N
C1	Empire West Bldg 2	Far West	Stream Realty	122,138	1Q 2021	Spec	0	Front Load	32'	N
C1	Empire West Bldg 3	Far West	Stream Realty	750,775	1Q 2021	Spec	0	Cross Dock	40'	N
C2	Ross Distribution Center (owner-occupied)	Far West	N/A	2,165,000	1Q 2021	N/A	N/A	Cross Dock		N
C3	The Uplands Twinwood DC 1	Far West	Clay Development & Construction	737,630	3Q 2021	Spec	0	Cross Dock	36'	N
C4	Domino's Pizza BTS (Katy Prairie Business Park)	Far West	National Property Holdings	60,000	4Q 2020	BTS	100			
C5	Northwest Houston Infill Distribution Center	NW	Tribble & Stephens / Cabot	134,800	2Q 2021	Spec	0	Front Load	32'	N
C6	Turnstone (Building 1)	Far North	Adkisson Group	22,500	4Q 2020	Spec	0	Rear Load	26'	N
C6	Turnstone (Building 5)	Far North	Adkisson Group	26,250	4Q 2020	Spec	0	Front Load	26'	N
C7	Nexus Park Northwest	NW	Jackson Shaw	114,392	1Q 2021	Spec	0	Rear Load	28'	N
C7	Nexus Park Northwest	NW	Jackson Shaw	192,240	1Q 2021	Spec	0	Cross Dock	32'	N
C7	Nexus Park Northwest	NW	Jackson Shaw	97,976	1Q 2021	Spec	0	Rear Load	28'	N
C7	Nexus Park Northwest	NW	Jackson Shaw	114,000	1Q 2021	Spec	0	Front Load	30'	N
C8	Home Depot BTS (Republic Business Park)	NW	National Property Holdings	657,000	3Q 2021	BTS	100			N
C9	Amazon BTS (Republic Business Park)	NW	National Property Holdings	141,360	3Q 2021	BTS	100			N
C10	Buske Logistics BTS - Conroe Park North	Far North	Cadence McShane	145,210	4Q 2020	BTS	100		39'	N
C11	Home Depot BTS	Far North	Trammel Crow / Realty Income	612,000	2Q 2021	BTS	100			N
C12	American Furniture Warehouse	Far North	Burton Construction	443,375	4Q 2020	BTS	100			N
C13	Park 505 at Hardy	North	IDV / Sealy	534,000	2Q 2021	Spec	0	Cross Dock	36'	N
C14	Rankin 45 Distribution Center	North	Trammel Crow / Clarion	348,120	4Q 2020	Spec	0	Cross Dock	32'	N
C15	Interwood Distribution Center Bldg 1	North	Holt Lunsford Commercial / GID	105,847	3Q 2020	Spec	0	Rear Load	28'	N
C15	Interwood Distribution Center Bldg 2	North	Holt Lunsford Commercial / GID	235,845	3Q 2020	Spec	0	Cross Dock	32'	N
C16	HITC Logistics Park Bldg A	North	Logistics Property Company	138,541	4Q 2020	Spec	0	Front Load	32'	N
C16	HITC Logistics Park Bldg B	North	Logistics Property Company	296,106	4Q 2020	Spec	0	Cross Dock	32'	N
C17	Generation Park (LPC)	North	Lincoln Property Company	648,720	4Q 2020	Spec	0	Cross Dock	36'	N
C18	Market Street Bldg 1	Port	National Property Holdings	316,172	4Q 2020	Spec	0	Front Load	32'	Y
C18	Market Street Bldg 2	Port	National Property Holdings	79,553	4Q 2020	Spec	0	Front Load	32'	N
C19	Monument Business Park Bldg A	Port	Molto Properties	194,610	4Q 2020	Spec	0	Front Load	32'	Y
C19	Monument Business Park Bldg B	Port	Molto Properties	414,900	4Q 2020	Spec	60.8	Cross Dock	36'	N
C20	1301 S 16th Street	Port	Phelan-Bennett / Everwest	108,975	4Q 2020	Spec	0	Front Load	28'	N
C21	Bayport Logistics Park	Port	Avera / AEW	175,046	4Q 2020	Spec	0	Front Load	32'	Y
C22	Cedar Port Trade Center	Port	Hunt Southwest	1,021,440	1Q 2021	Spec	0	Cross Dock	40'	N
C23	1405 Cedar Port Park Bldg 1	Port	NIT Industrial	53,379	4Q 2020	Spec	0	Front Load	32'	N
C23	1405 Cedar Port Park Bldg 2	Port	NIT Industrial	49,742	4Q 2020	Spec	0	Front Load	32'	N
C23	1405 Cedar Port Park Bldg 3	Port	NIT Industrial	58,035	4Q 2020	Spec	0	Front Load	32'	N
C23	1405 Cedar Port Park Bldg 4	Port	NIT Industrial	53,115	4Q 2020	Spec	0	Front Load	32'	N
C24	Home Depot BTS (Park 8Ninety)	SW	Trammel Crow	104,430	4Q 2020	BTS	100			N
C25	Three Corner Crossing Business Park Bldg 5	SW	Adkisson Group	30,100	4Q 2020	Spec	0	Front Load	26'	N
C25	Three Corner Crossing Business Park Bldg 6	SW	Adkisson Group	19,500	4Q 2020	Spec	0	Front Load	26'	N
C25	Three Corner Crossing Business Park Bldg 7	SW	Adkisson Group	16,250	4Q 2020	Spec	0	Front Load	26'	N
C25	Three Corner Crossing Business Park Bldg 8	SW	Adkisson Group	25,000	4Q 2020	Spec	0	Front Load	26'	N
C25	Three Corner Crossing Business Park Bldg 9	SW	Adkisson Group	18,000	4Q 2020	Spec	0	Front Load	26'	N
C26	Amazon BTS (SH-99)	SW	Trammel Crow	850,000	3Q 2021	BTS	100			N
C27	West Industrial Place	SW	Healix	50,004	4Q 2020	Spec	79.7	Rear Load	21'	N

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#	BUILDING NAME	SUBMARKET	DEVELOPER	TOTAL RBA	EST. DELIVERY	SPEC OR BTS	% LEASED	BUILDING TYPE	CLEAR HEIGHT	RAIL
C28	Sugar Land Crossroads Bldg 1	SW	Transwestern	126,829	1Q 2021	Spec	0	Front Load	32'	N
C28	Sugar Land Crossroads Bldg 2	SW	Transwestern	199,978	1Q 2021	Spec	0	Cross Dock	32'	N
C29	Stafford II Business Park	SW	Clay Development & Construction	38,500	4Q 2020	Spec	0	Front Load	32'	N
C29	Stafford II Business Park	SW	Clay Development & Construction	40,800	4Q 2020	Spec	0	Side Load	32'	N
C30	Stafford Crossing Bldg 1	SW	Transwestern	228,900	4Q 2020	Spec	0	Cross Dock	32'	N
C30	Stafford Crossing Bldg 2	SW	Transwestern	105,300	4Q 2020	Spec	0	Front Load	28'	N

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#	BUILDING NAME	SUBMARKET	DEVELOPER	TOTAL RBA	EST. DELIVERY	SPEC OR BTS	% LEASED	BUILDING TYPE	CLEAR HEIGHT	RAIL
D1	Cane Island Business Center Bldg 1	Far West	InSite / Principal	80,000	1Q 2020	Spec	80	Rear Load	28'	N
D1	Cane Island Business Center Bldg 2	Far West	InSite / Principal	197,400	1Q 2020	Spec	0	Cross Dock	32'	N
D2	First Grand Parkway Commerce Center Bldg 1	Far West	First Industrial	173,045	1Q 2020	Spec	0	Rear Load	32'	N
D2	First Grand Parkway Commerce Center Bldg 2	Far West	First Industrial	198,905	1Q 2020	Spec	28.7	Rear Load	32'	N
D3	Clay 99	Far West	Duke Realty	433,200	1Q 2020	Spec	0	Cross Dock	36'	N
D3	Amazon BTS (Clay 99)	Far West	Duke Realty	805,601	3Q 2020	BTS	100	Cross Dock		N
D4	Medline Distribution Center (owner-occupied)	Far West	Clay Development & Construction	1,300,000	4Q 2020	N/A	N/A	Cross Dock	37'	N
D5	Pederson Distribution Center 1	Far West	Clay Development & Construction	205,200	3Q 2020	Spec	0	Rear Load	32'	N
D6	Northwest Crossing Bldg 1	NW	EastGroup Properties	94,614	3Q 2020	Spec	0	Rear Load	28'	N
D6	Northwest Crossing Bldg 2	NW	EastGroup Properties	74,968	3Q 2020	Spec	0	Rear Load	24'	N
D6	Northwest Crossing Bldg 3	NW	EastGroup Properties	108,186	3Q 2020	Spec	0	Front Load	32'	N
D7	11723 Cutten Rd	NW	Adkisson Group	49,688	3Q 2020	Spec	0	Rear Load	28'	N
D8	16232 Tomball Pkwy	NW	Adkisson Group	56,100	3Q 2020	Spec	0	Side Load	28'	N
D9	Windfern Northwest Distribution Center	NW	Phelan-Bennett / GID	179,200	3Q 2020	Spec	0	Front Load	30'	N
D10	Sam Houston Distribution Center Bldg 1	NW	Transwestern	200,200	3Q 2020	Spec	0	Front Load	32'	N
D10	Sam Houston Distribution Center Bldg 3	NW	Transwestern	138,720	3Q 2020	Spec	0	Front Load	32'	N
D10	Sam Houston Distribution Center Bldg 2	NW	Transwestern	494,800	3Q 2020	Spec	0	Cross Dock	36'	N
D11	Telge 290 Logistics Center	NW	USAA / Archway / Ridgeline	207,635	2Q 2020	Spec	0	Front Load	32'	N
D12	249 Business Park Bldg 1	NW	Panattoni	443,520	2Q 2020	Spec	100	Cross Dock	36'	N
D12	249 Business Park Bldg 2	NW	Panattoni	100,800	2Q 2020	Spec	0	Front Load	28'	N
D12	249 Business Park Bldg 3	NW	Panattoni	173,900	2Q 2020	Spec	0	Cross Dock	32'	N
D12	249 Business Park Bldg 4	NW	Panattoni	98,700	2Q 2020	Spec	0	Front Load	28'	N
D13	Grand National Business Park Bldg 1	NW	Hines	71,100	1Q 2020	Spec	0	Front Load	32'	N
D13	Grand National Business Park Bldg 2	NW	Hines	138,600	1Q 2020	Spec	0	Front Load	32'	N
D13	Grand National Business Park Bldg 3	NW	Hines	90,000	1Q 2020	Spec	0	Rear Load	30'	N
D13	Grand National Business Park Bldg 4	NW	Hines	76,000	1Q 2020	Spec	0	Rear Load	30'	N
D13	Grand National Business Park Bldg Rear Load A	NW	Hines	70,200	1Q 2020	Spec	100	Rear Load	30'	N
D13	Grand National Business Park Bldg Rear Load B	NW	Hines	70,200	1Q 2020	Spec	100	Rear Load	30'	N
D13	Grand National Business Park (Home Depot)	NW	Hines	770,640	1Q 2020	Spec	100	Cross Dock		N
D14	Benchmark Northwest Distribution Center	NW	Stream Realty Partners	157,887	1Q 2020	Spec	0	Front Load	32'	N
D15	Five Below (owner-occupied)	Far North	Ryan Companies	715,000	2Q 2020	N/A	100			N
D16	Ella Logistics Center Bldg 1	North	Hines	358,567	4Q 2020	Spec	0	Cross Dock	36'	N
D16	Ella Logistics Center Bldg 2	North	Hines	146,028	3Q 2020	Spec	0	Rear Load	32'	N
D17	Ella West Crossing	North	Seefried / USAA	221,393	3Q 2020	Spec	0	Cross Dock	32'	N
D18	Parc 59 Bldg A	North	Jackson Shaw / Thackery	82,800	3Q 2020	Spec	100	Rear Load	28'	N
D18	Parc 59 Bldg B	North	Jackson Shaw / Thackery	196,700	3Q 2020	Spec	0	Cross Dock	32'	N
D19	Cypress Preserve Logistics Center Bldg 1	North	Davis Commercial Development / ANICO	257,890	4Q 2019	Spec	0	Cross Dock	32'	N
D19	Cypress Preserve Logistics Center Bldg 2	North	Davis Commercial Development / ANICO	257,890	4Q 2019	Spec	0	Cross Dock	32'	N
D20	Prologis Richey Road	North	Prologis	156,505	1Q 2020	Spec	100	Cross Dock	36'	N
D21	Layne Crossing Bldg 1	North	Crow Holdings	67,910	1Q 2020	Spec	100	Side Load	32'	N
D21	Layne Crossing Bldg 2	North	Crow Holdings	173,795	1Q 2020	Spec	0	Cross Dock	32'	N
D21	Layne Crossing Bldg 3	North	Crow Holdings	85,802	1Q 2020	Spec	100	Front Load	32'	N
D21	Layne Crossing Bldg 4	North	Crow Holdings	62,811	1Q 2020	Spec	18.6	Rear Load	24'	N
D21	Layne Crossing Bldg 5	North	Crow Holdings	82,505	1Q 2020	Spec	0	Front Load	32'	N
D21	Layne Crossing Bldg 6	North	Crow Holdings	56,211	1Q 2020	Spec	0	Rear Load	24'	N
D22	Park 8	North	Avera / AEW	242,760	4Q 2019	Spec	45.3	Cross Dock	32'	N

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D23	North Houston Logistics Center (Bldg G)	North	IDI Logistics	351,400	4Q 2019	Spec	0	Cross Dock	36'	N
D24	Reeds Landing Business Park Bldg B	North	Exeter Property Group	143,604	4Q 2019	Spec	0	Cross Dock	32'	N
D24	Reeds Landing Business Park Bldg C	North	Exeter Property Group	219,578	4Q 2019	Spec	0	Cross Dock	32'	N
D25	Prologis Presidents Park 5	North	Prologis	167,781	2Q 2020	Spec	0	Front Load	32'	N
D26	World Houston 44	North	EastGroup Properties	134,415	2Q 2020	Spec	0	Cross Dock	32'	N
D26	World Houston 43	North	EastGroup Properties	86,234	4Q 2019	Spec	100	Rear Load	28'	N
D26	World Houston 45 (Agility Logistics BTS)	North	EastGroup Properties	160,000	4Q 2019	BTS	100	Rear Load		N
D27	Interwood Business Park (BTS)	North	Stephen Schneidau	82,800	2Q 2020	BTS	100	Rear Load		N
D27	Interwood Business Park	North	Stephen Schneidau	60,000	2Q 2020	Spec	0	Rear Load	32'	N
D28	Kennedy Greens Distribution Center	North	Clay Development & Construction	524,160	2Q 2020	Spec	0	Cross Dock	36'	N
D29	Liberty Lakes Industrial Park	Near East	BPI Realty Services	44,000	2Q 2020	Spec	0	Rear Load	24'	N
D30	Near East Distribution Center	Near East	Phelan-Bennett / Nuveen	176,201	1Q 2020	Spec	0	Front Load	32'	N
D31	Houston Tradeport	Near East	NorthPoint Development	526,094	4Q 2019	Spec	10.9	Cross Dock	36'	N
D32	Port 146	Port	Clay Development & Construction	140,400	1Q 2020	Spec	0	Front Load	32'	N
D33	Port Crossing Commerce Center Bldg A2	Port	Liberty Property Trust	164,385	4Q 2019	Spec	63.3	Front Load	36'	Y
D34	Bayport South	Port	Panattoni	642,994	1Q 2020	Spec	0	Cross Dock	36'	N
D35	Bay Area Business Park (Phase III)	Port	Stream / Principal	297,400	1Q 2020	Spec	0	Front Load	32'	N
D35	Bay Area Business Park (Phase III)	Port	Stream / Principal	251,680	1Q 2020	Spec	100	Front Load	32'	N
D35	Bay Area Business Park (Phase III)	Port	Stream / Principal	784,000	1Q 2020	Spec	0	Cross Dock	36'	N
D36	Southeast Distribution Center	Port	Vigavi	170,456	1Q 2020	Spec	100	Front Load	32'	N
D37	Thompson Ten Business Park	Port	Adkisson Group	118,000	2Q 2020	Spec	0	Front Load	28'	N
D38	Port 10 Logistics Center Bldg 7	Port	Pontikes / McNair	125,888	1Q 2020	Spec	0	Front Load	28'	N
D39	Ameriport Industrial Park Bldg 14	Port	National Property Holdings	133,000	1Q 2020	Spec	100	Front Load	30'	Y
D39	Ameriport Industrial Park Bldg 12	Port	National Property Holdings	218,553	1Q 2020	Spec	100	Front Load		N
D40	Cedar Port Logistics Center	Port	Avera / AEW	644,000	2Q 2020	Spec	0	Cross Dock	36'	Y
D41	Cedar Port Distribution Park Building 4	Port	Clay Development & Construction	352,599	4Q 2019	Spec	0	Front Load	32'	Y
D42	American Furniture Warehouse (owner-occupied)	Port	N/A	355,000	3Q 2019	N/A	N/A			N
D43	Waypoint Business Park Bldg 1	SW	4M Investments / Clarion	290,373	4Q 2019	Spec	0	Cross Dock	32'	N
D43	Waypoint Business Park Bldg 2	SW	4M Investments / Clarion	248,930	4Q 2019	Spec	26.3	Front Load	32'	N
D43	Waypoint Business Park Bldg 3	SW	4M Investments / Clarion	87,355	4Q 2019	Spec	59.8	Front Load	28'	N
D43	Waypoint Business Park Bldg 4	SW	4M Investments / Clarion	82,286	4Q 2019	Spec	30.6	Rear Load	28'	N
D44	Greenbriar Southwest Business Park	SW	Adkisson Group	62,400	1Q 2020	Spec	0	Front Load	28'	N
D44	Greenbriar Southwest Business Park	SW	Adkisson Group	60,000	1Q 2020	Spec	0	Front Load	28'	N
D45	Sugar Land Distribution Center Bldg 1	SW	Johnson Development Associates	148,921	2Q 2020	Spec	100	Rear Load	32'	N
D45	Sugar Land Distribution Center Bldg 2	SW	Johnson Development Associates	166,970	2Q 2020	Spec	0	Cross Dock	32'	N
D46	Boulevard Oaks Business Park Phase II (Bldg 5)	SW	Hines	160,380	3Q 2020	Spec	0	Rear Load	30'	N
D46	Boulevard Oaks Business Park Phase II (Bldg 6)	SW	Hines	111,600	3Q 2020	Spec	0	Rear Load	30'	N
D46	Boulevard Oaks Business Park Phase II (Bldg 7)	SW	Hines	111,600	3Q 2020	Spec	0	Rear Load	30'	N
D46	Boulevard Oaks Business Park Phase II (Bldg 8)	SW	Hines	532,440	3Q 2020	Spec	0	Cross Dock	36'	N
D46	Boulevard Oaks Business Park Phase II (Bldg 9)	SW	Hines	108,240	3Q 2020	Spec	0	Front Load	30'	N
D46	Boulevard Oaks Business Park Phase II (Bldg 10)	SW	Hines	124,200	3Q 2020	Spec	0	Front Load	30'	N
D47	CityPark Logistics Center (Phase I) Bldg 1	SW	Logistics Property Company	78,527	3Q 2020	Spec	0	Rear Load	28'	N
D47	CityPark Logistics Center (Phase I) Bldg 2	SW	Logistics Property Company	176,319	3Q 2020	Spec	0	Cross Dock	32'	N
D47	CityPark Logistics Center (Phase I) Bldg 3	SW	Logistics Property Company	199,170	3Q 2020	Spec	0	Cross Dock	32'	N
D48	Dollar Tree (owner-occupied)	Far SW	N/A	1,200,000	3Q 2020	N/A	N/A			N
D49	Amazon BTS	South	National Property Holdings	200,400	3Q 2020	BTS	100			N