



# LAYNE CROSSING



Under construction

Multi-building  
industrial development  
in North Houston

4th quarter 2019  
completion

## DEVELOPMENT FEATURES & ATTRIBUTES

- New 40 acre master planned industrial development in high-quality business park
- Ample Fiber Optic providers in the immediate area. Opportunities for high capacity and redundancy
- Building designs to accommodate Rear Load/Flex, Front Load, Cross Dock configurations and a Side Load for free-standing uses
- All buildings will have ESFR sprinklers systems
- Multiple areas for On-Site Trailer Parking
- Opportunities for freeway Frontage/Visibility on both the North Sam Houston Parkway & the North Freeway (I-45 North)
  - Sam Houston Parkway North: Frontage and Visibility
  - North Freeway (I-45 N): Visibility
- Multiple points of ingress/egress via freeway and park drives
- Close proximity to Bush Intercontinental Airport



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**CROW  
HOLDINGS**  
INDUSTRIAL

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**BUILDING 1:**

- Square feet: 67,910 SF
- Configuration: Side load
- Building depth: 200'
- Clear height: 32'
- Typical bay: 52'
- Dock doors: 17 (9'x10') plus two oversized (12'x14')
- Mechanical levels: 2
- Ramp: 1 - additional BTS
- Parking spaces: 128
- Truck court: 185' with trailer parking
- Trailer parking: TBD

**BUILDING 4:**

- Square feet: 62,811 SF
- Configuration: Rear load
- Building depth: 150'
- Clear height: 24'
- Typical bay: 52'
- Dock doors: 23 (9'x10') plus two oversized (12'x14')
- Ramp: BTS
- Parking spaces: 157
- Truck court: 220' (shared)

**BUILDING 2:**

- Square feet: 173,795 SF
- Configuration: Cross dock
- Building depth: 360'
- Clear height: 32'
- Typical bay: 52'
- Dock doors: 43 (9'x10') plus four oversized (12'x14') (22 on N side and 21 on S side)
- Mechanical levels: 4 (2 on N side and 2 on S side)
- Ramp: 2 - additional BTS
- Parking spaces: 184
- Truck court: 185' (each side) includes trailer parking
- Trailer parking: 34 plus future parking

**BUILDING 5:**

- Square feet: 82,502 SF
- Configuration: Front load
- Building depth: 160'
- Clear height: 32'
- Typical bay: 52'
- Dock doors: 21 (9'x10') plus two oversized (12'x14')
- Mechanical levels: 2
- Ramp: 1 - additional BTS
- Parking spaces: 99
- Truck court: 210 (shared)

**BUILDING 3:**

- Square feet: 85,802 SF
- Configuration: Front load
- Building depth: 180'
- Clear height: 32'
- Typical bay: 52'
- Dock doors: 19 (9'x10') plus two oversized (12'x14')
- Mechanical levels: 2
- Ramp: 1 - additional BTS
- Parking spaces: 122
- Truck court: 220' (shared)
- Trailer parking: Trailer parking behind building 3 is only for the CD

**BUILDING 6:**

- Square feet: 56,211 SF
- Configuration: Rear load
- Building depth: 120'
- Clear height: 24'
- Typical bay: 52'
- Dock doors: 27 (9'x10') plus two oversized (12'x14')
- Ramp: 1 - additional BTS
- Parking spaces: 164
- Truck court: 210' (shared)



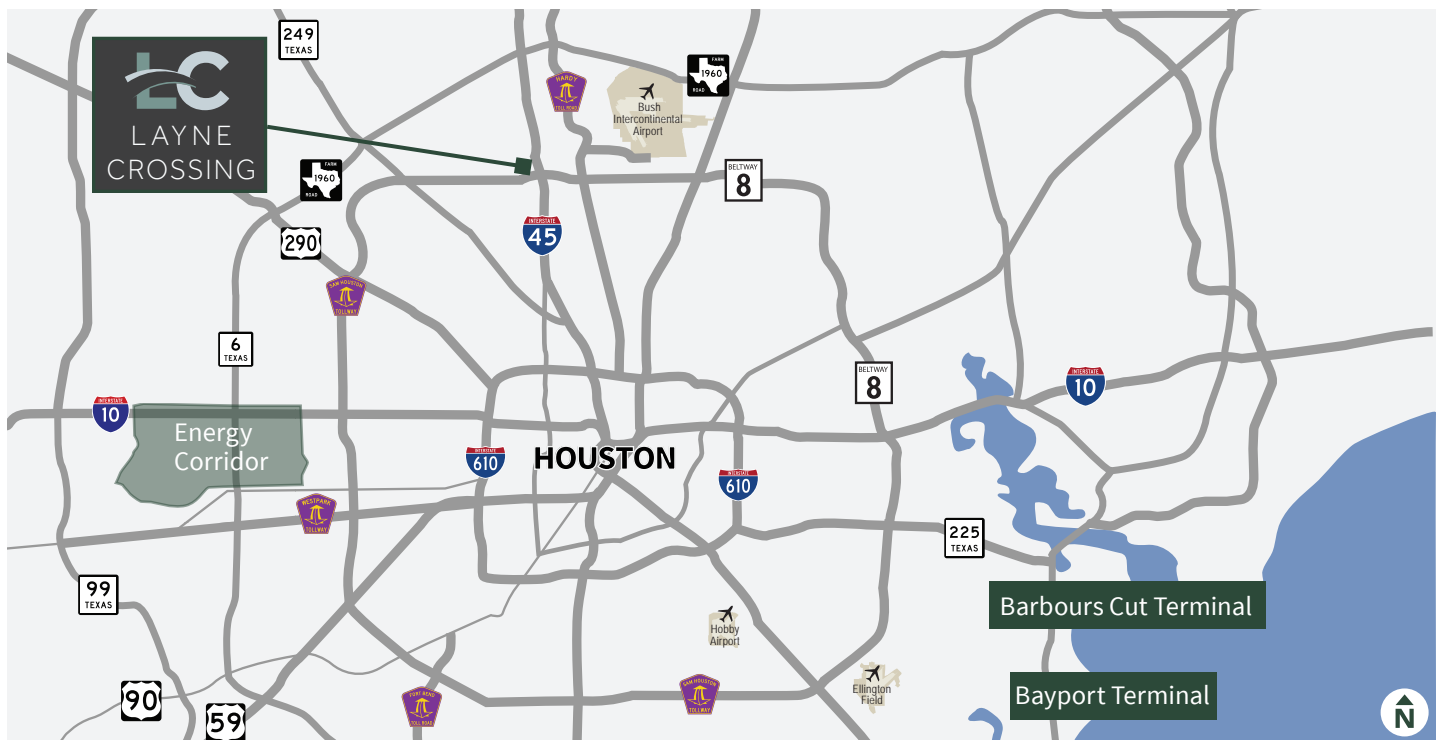




## STRATEGIC LOCATION

The site is centrally located at the northwest corner of North I-45 and Beltway 8 in the heart of the North submarket. With multiple ingress and egress points, the property offers immediate access to I-45 and Beltway 8. Tenants will benefit from the strong logistical location and connectivity to all areas of Houston. Additionally, both I-45 and Beltway 8 are major thoroughfares connecting the site to DFW, Austin, San Antonio and the Port of Houston.

DESTINATION	APPROX DRIVE TIME
Beltway 8	Immediate Access
Interstate 45	Immediate Access
IAH	12 minutes
Grand Parkway	12 minutes
The Woodlands	15 minutes
Interstate 10	15 minutes
Downtown	20 minutes
Port of Houston	25 minutes
Hobby Airport	35 minutes
Energy Corridor	25 minutes
Barbours Cut Terminal	30 minutes
Bayport Terminal	35 minutes



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