

Beltway

BUSINESS PARK



Five Buildings
Totaling 497,120
SF Available for
Build-to-Suit

Front Load, Rear Load and Cross Dock Options
Available Located at Beltway 8 and Almeda Road



Beltway Business Park offers immediate access and visibility on Beltway 8.

Immediate access to one of Houston's arterial highways on Beltway 8 (Sam Houston Tollway) in close proximity to SH288.

Amenities include:



Highway Access



Ample Parking



ESFR Sprinkler System



30' Minimum Clear Height



Class A Building Class



Exterior LED Lighting



Dock-High Loading



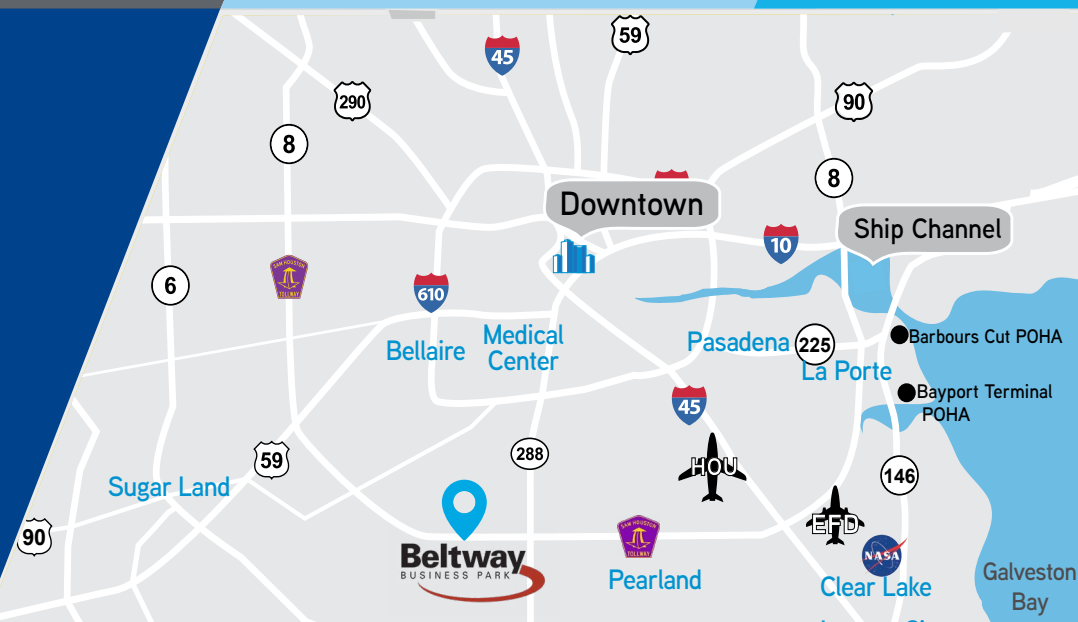
Office Space To-Suit



Front Load, Rear Load and Cross Dock Configurations



Beltway 8 Visibility



Beltway

BUSINESS PARK





Leased/Sold Available Proposed

The Area

The location offers great connectivity along Beltway 8 and newly expanded 288 highway. Beltway 8 will include (8) new direct connector/ramp bridges. Between the addition of toll lanes and the improved functionality of interchanges, traveling on SH 288 will be more direct and more accessible than ever before. Beltway Business Park is also located in Harris County, outside the City of Houston.

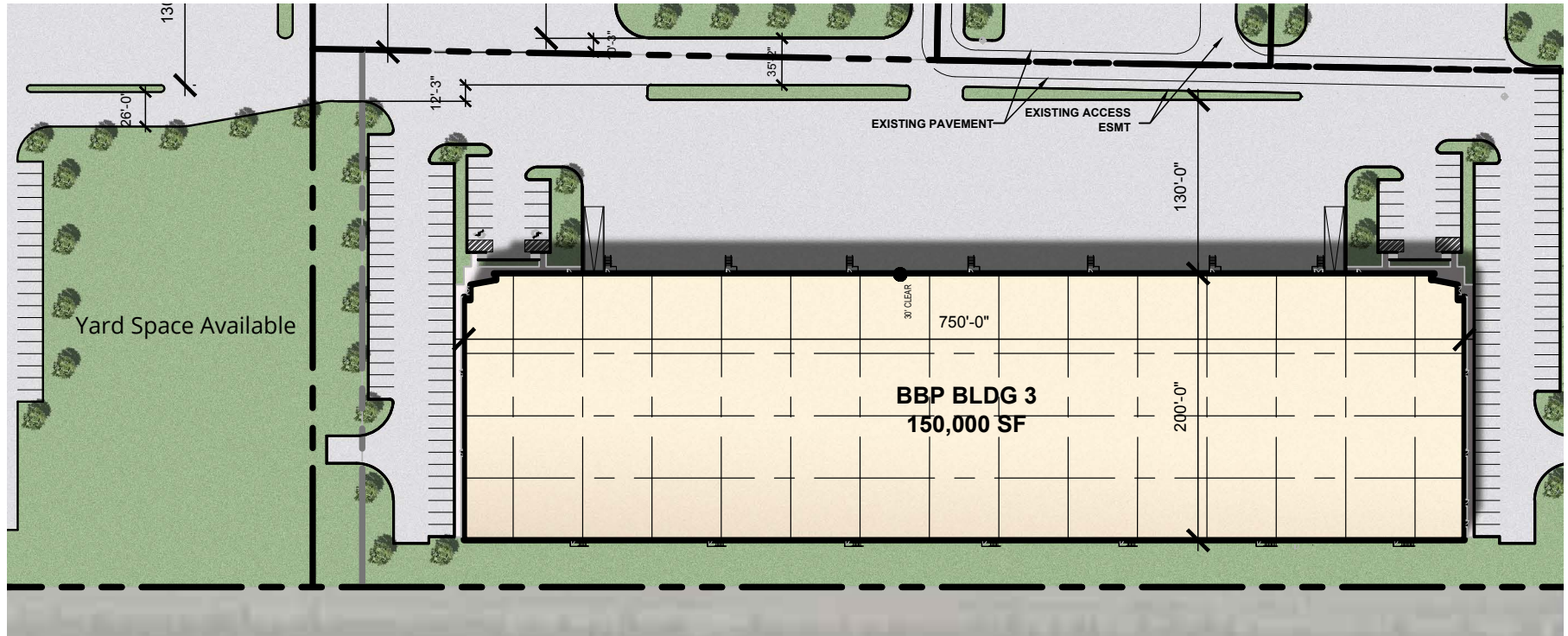
The Business Park

Beltway Business Park offers Class "A" space suitable for a variety of uses within a Deed Restricted Park. Amenities include build-to suit office space, off-site detention and City water provided. The project offers Beltway visibility and is also near the Tom Bass Regional Park, an all around recreation destination for all ages and abilities on 115 acres.

The Space

The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the park. The Beltway frontage and/or visibility creates valuable signage opportunities for our tenants.

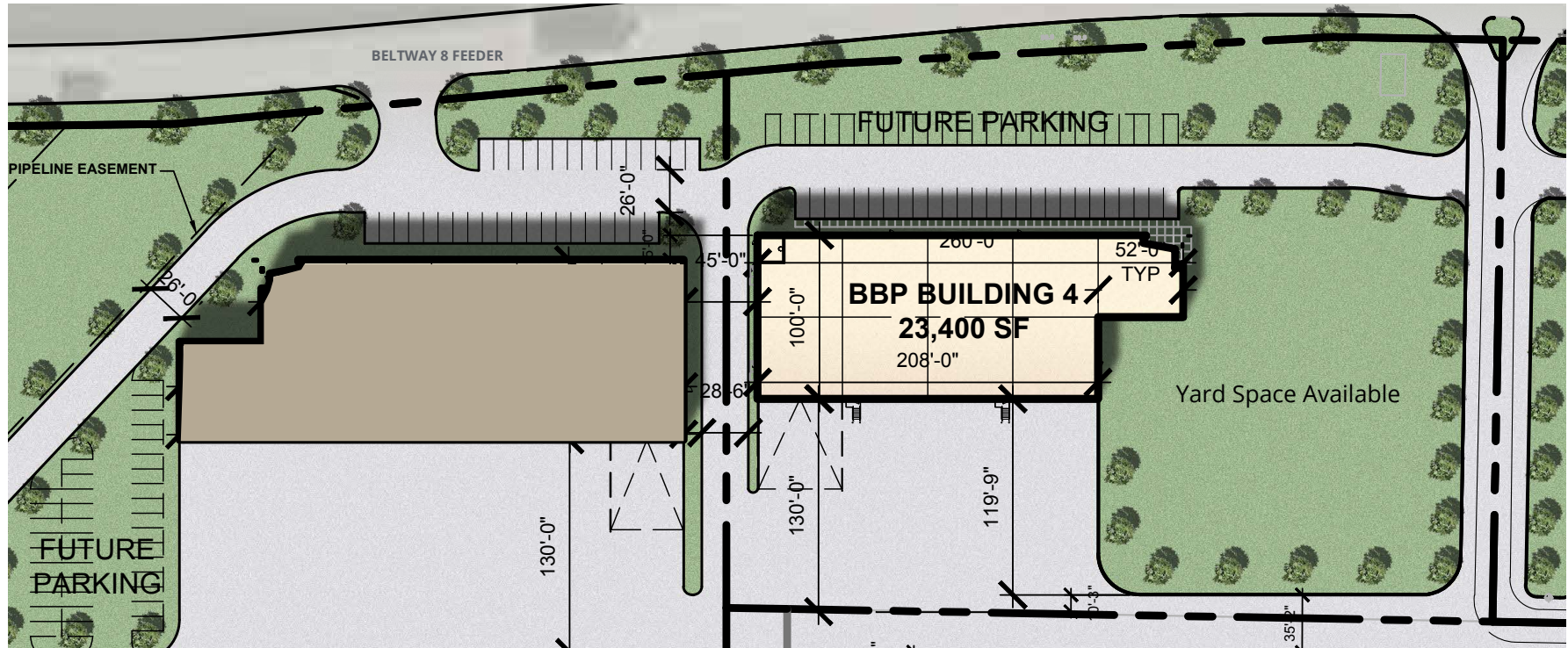




Building Specifications

| | | | |
|---------------|---|----------------|---|
| Name | Building 3 | Sprinklers | ESFR Sprinkler System |
| Address | S. Sam Houston Pkwy W. Houston, TX 77047 | Loading | Dock-High |
| Building Size | 150,000 SF Total | Ramps | Oversized Drive-In Ramps |
| Available | 150,000 SF | Column Spacing | Minimum 52' on Interior Bays |
| Divisible to | 75,000 SF | Lighting | LED Exterior Lighting |
| Office | Build to Suit | Flood Plain | Outside of 500-year |
| Configuration | Front Load | Visibility | Beltway 8 |
| Clear Height | 32' | Access | Direct access to Beltway 8 Frontage Road |

Robert L. Alinger, CCIM, LEED AP, SIOR
Principal & Director
+1 713 830 2167
robert.alinge@colliers.com



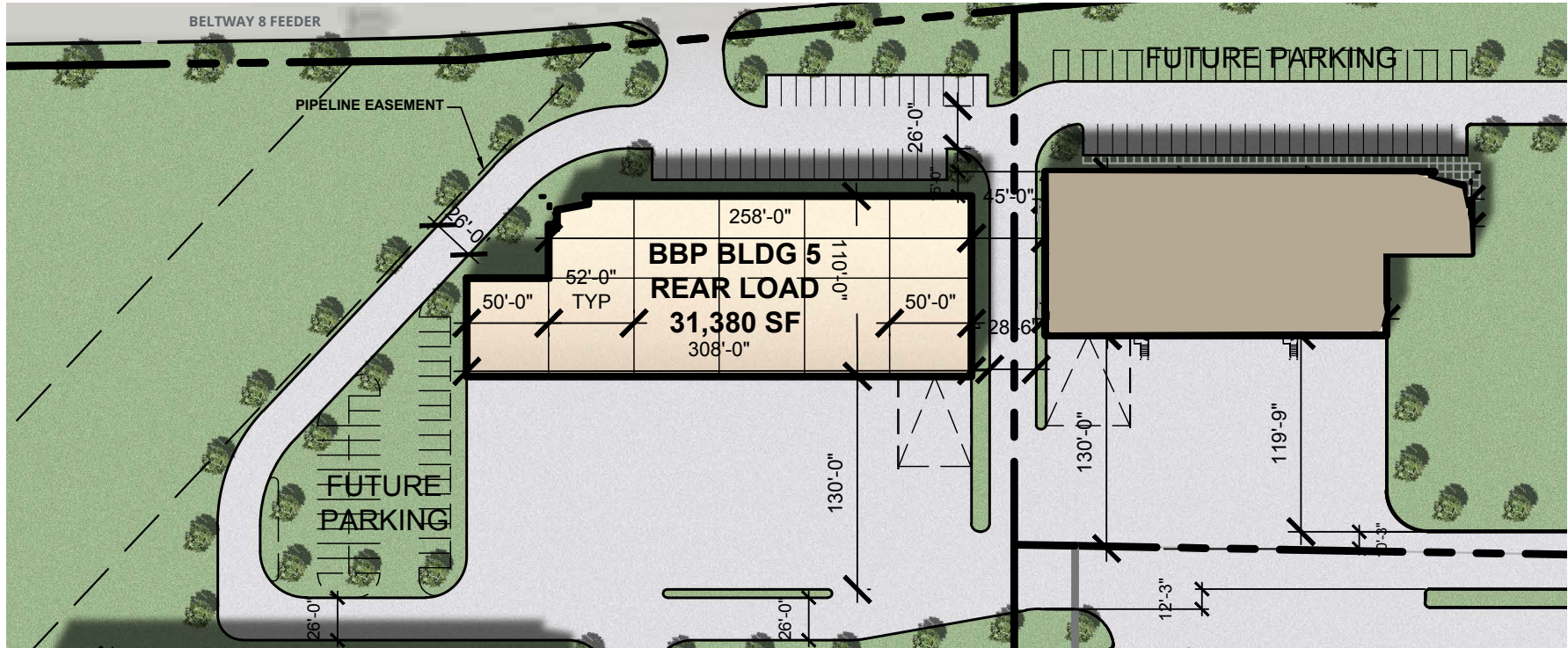
Building Specifications

| | | | |
|---------------|---|----------------|---|
| Name | Building 4 | Sprinklers | ESFR Sprinkler System |
| Address | S. Sam Houston Pkwy W. Houston, TX 77047 | Loading | Dock-High; Grade Level |
| Building Size | 23,400 SF Total | Ramps | Oversized Drive-In Ramps |
| Available | 23,400 SF | Column Spacing | Minimum 52' on Interior Bays |
| Divisible to | Not Divisible | Lighting | LED Exterior Lighting |
| Office | Build-to-suit | Flood Plain | Outside of 500-year |
| Configuration | Rear Load | Visibility | Beltway 8 |
| Clear Height | 30' | Access | Direct access to Beltway 8 Frontage Road |

Robert L. Alinger, CCIM, LEED AP, SIOR
Principal & Director
+1 713 830 2167
robert.alinge@colliers.com



A Development by:
NATIONAL
PROPERTY HOLDINGS



Building Specifications

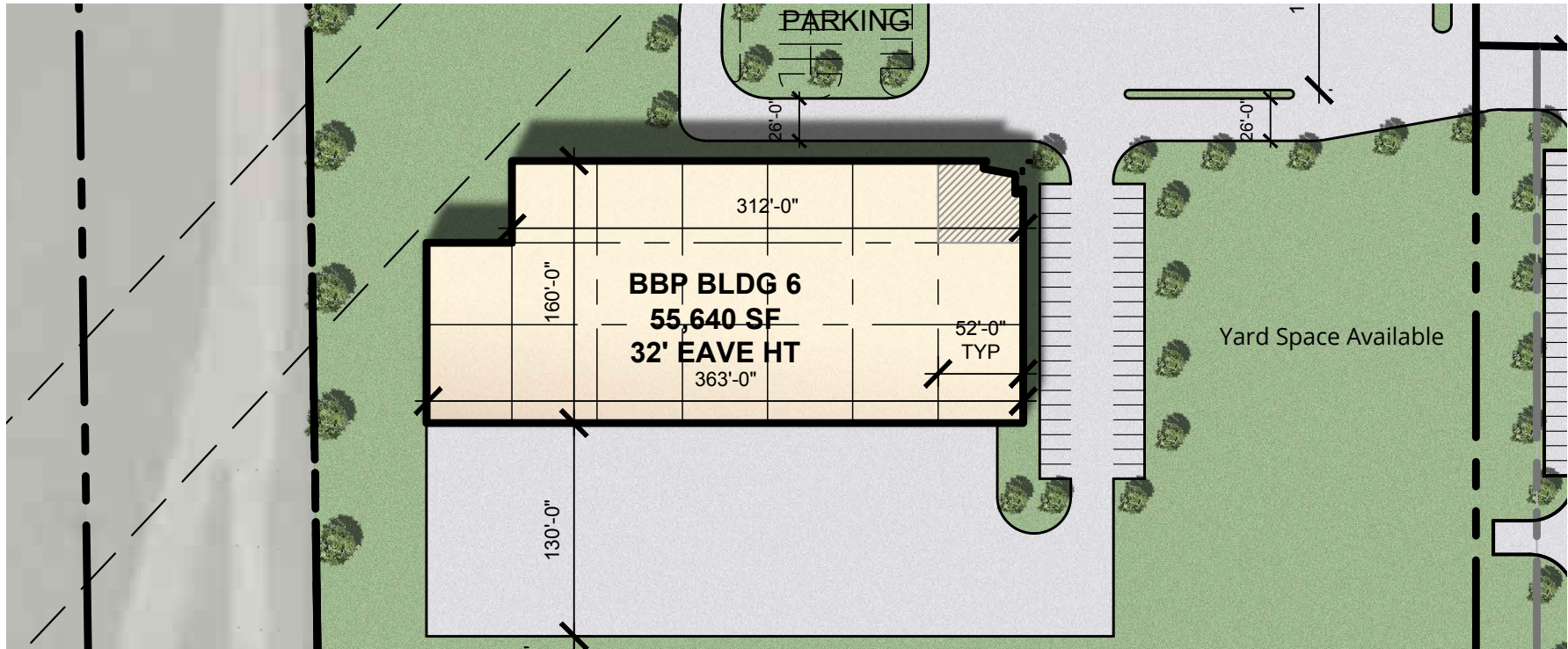
| | |
|---------------|--|
| Name | Building 5 |
| Address | S. Sam Houston Pkwy W. Houston, TX 77047 |
| Building Size | 31,380 SF Total |
| Available | 31,380 SF |
| Divisible to | Not Divisible |
| Office | Build-to-suit |
| Configuration | Rear Load |
| Clear Height | 30' |

| | |
|----------------|--|
| Sprinklers | ESFR Sprinkler System |
| Loading | Dock-High; Grade Level |
| Ramps | Oversized Drive-In Ramps |
| Column Spacing | Minimum 52' on Interior Bays |
| Lighting | LED Exterior Lighting |
| Flood Plain | Outside of 500-year |
| Visibility | Beltway 8 |
| Access | Direct access to Beltway 8 Frontage Road |

Robert L. Alinger, CCIM, LEED AP, SIOR
 Principal & Director
 +1 713 830 2167
 robert.alinge@colliers.com



A Development by:
NATIONAL
 PROPERTY HOLDINGS

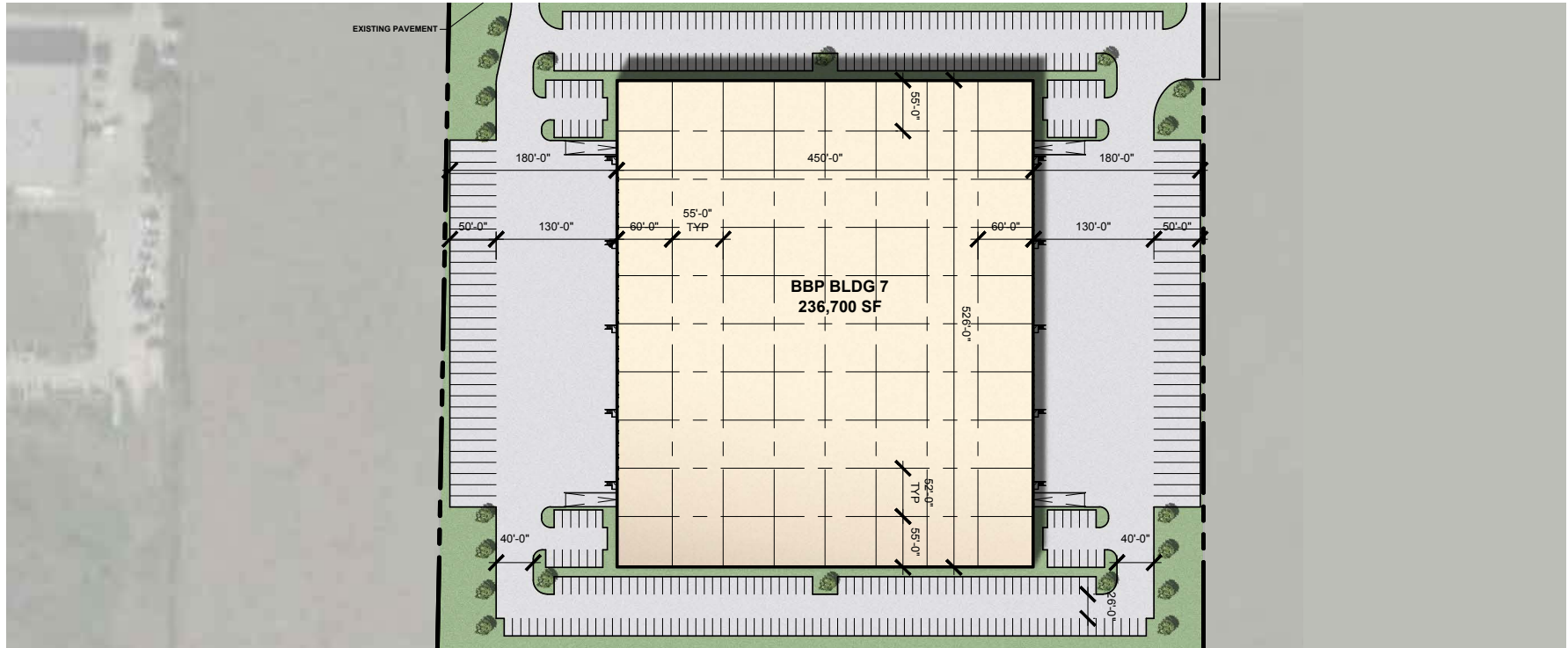


Building Specifications

| | |
|---------------|---|
| Name | Building 6 |
| Address | S. Sam Houston Pkwy W. Houston, TX 77047 |
| Building Size | 55,640 SF Total |
| Available | 55,640 SF |
| Divisible to | Not Divisible |
| Office | Build-to-suit |
| Configuration | Rear Load |
| Clear Height | 32' |

| | |
|----------------|---|
| Sprinklers | ESFR Sprinkler System |
| Loading | Dock-High; Grade Level |
| Ramps | Oversized Drive-In Ramps |
| Column Spacing | Minimum 52' on Interior Bays |
| Lighting | LED Exterior Lighting |
| Flood Plain | Outside of 500-year |
| Visibility | Beltway 8 |
| Access | Direct access to Beltway 8 Frontage Road |

Robert L. Alinger, CCIM, LEED AP, SIOR
Principal & Director
+1 713 830 2167
robert.alinge@colliers.com



Building Specifications

| | | | |
|---------------|---|----------------|---|
| Name | Building 7 | Sprinklers | ESFR Sprinkler System |
| Address | S. Sam Houston Pkwy W. Houston, TX 77047 | Loading | Dock-High |
| Building Size | 236,700 SF Total | Ramps | Oversized Drive-In Ramps |
| Available | 236,700 SF | Column Spacing | Minimum 52' on Interior Bays |
| Divisible to | 59,175 SF | Lighting | LED Exterior Lighting |
| Office | Build-to-suit | Flood Plain | Outside of 500-year |
| Configuration | Cross Dock | Visibility | Beltway 8 |
| Clear Height | 36' | Access | Direct access to Beltway 8 Frontage Road |

Robert L. Alinger, CCIM, LEED AP, SIOR
Principal & Director
+1 713 830 2167
robert.alinge@colliers.com



A Development by:
NATIONAL
PROPERTY HOLDINGS