

# NORTH POINT 90

LOGISTICS CENTER

**± 2,536,100 SF Master Planned Industrial Park**

US 90 & Uvalde Rd, Houston, TX 77049

**BUILDING 1: ± 295,640 SF | EST. DELIVERY Q2 2020**



*Not actual building*

**BLAKE GIBSON**  
Principal  
+1 713 830 2173  
blake.gibson@colliers.

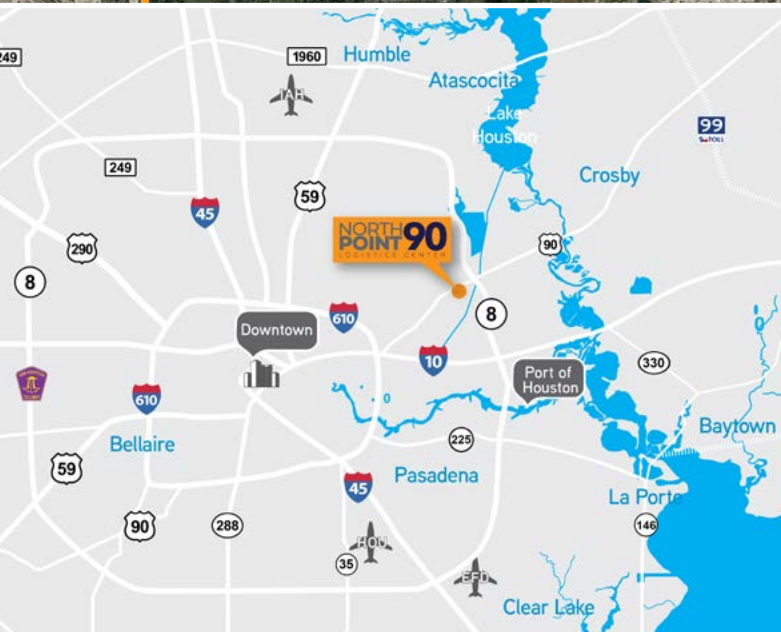
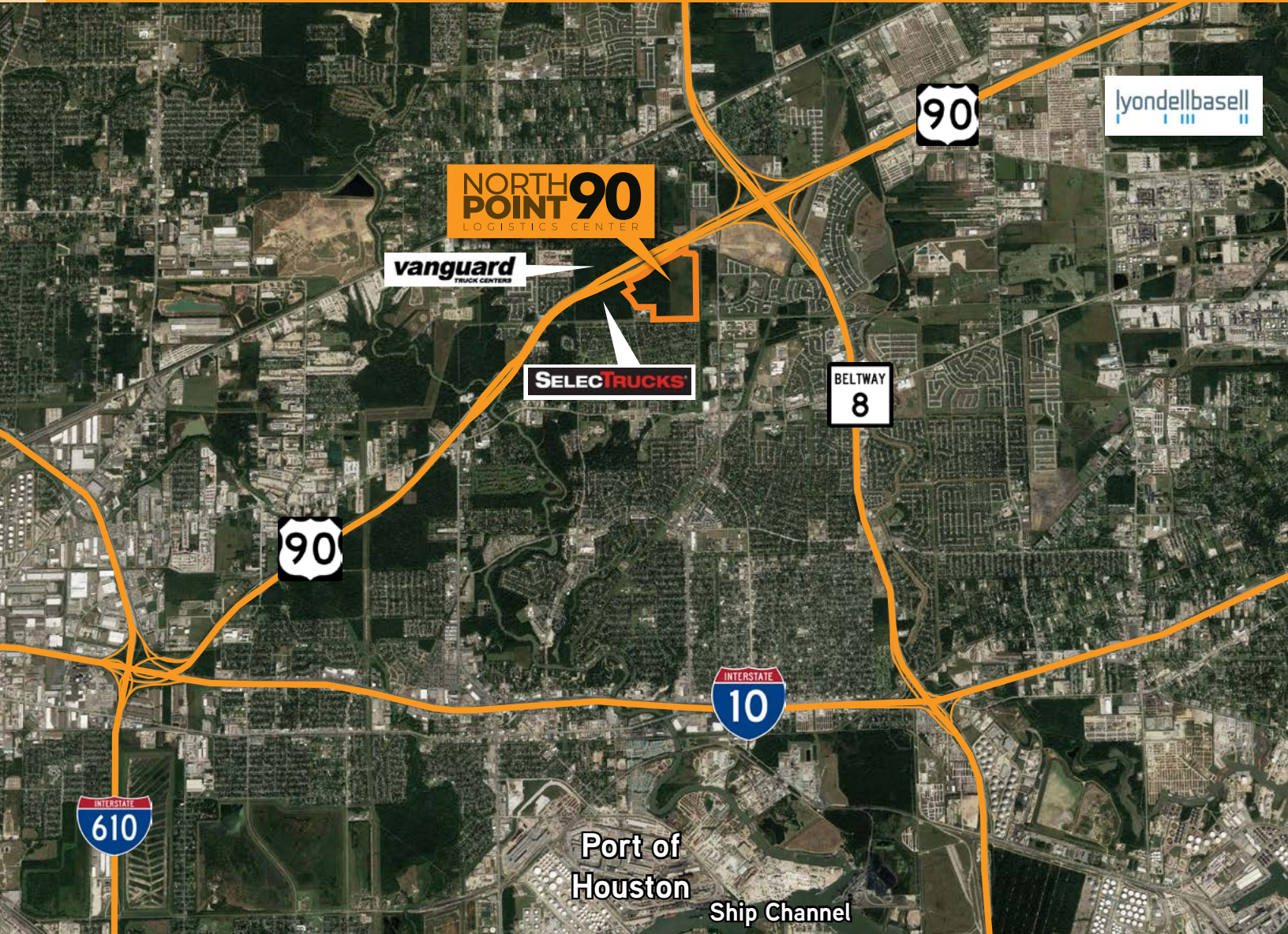
**RYAN BYRD**  
Vice President  
+1 713 830 2171  
ryan.byrd@colliers.com



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## 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

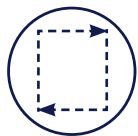
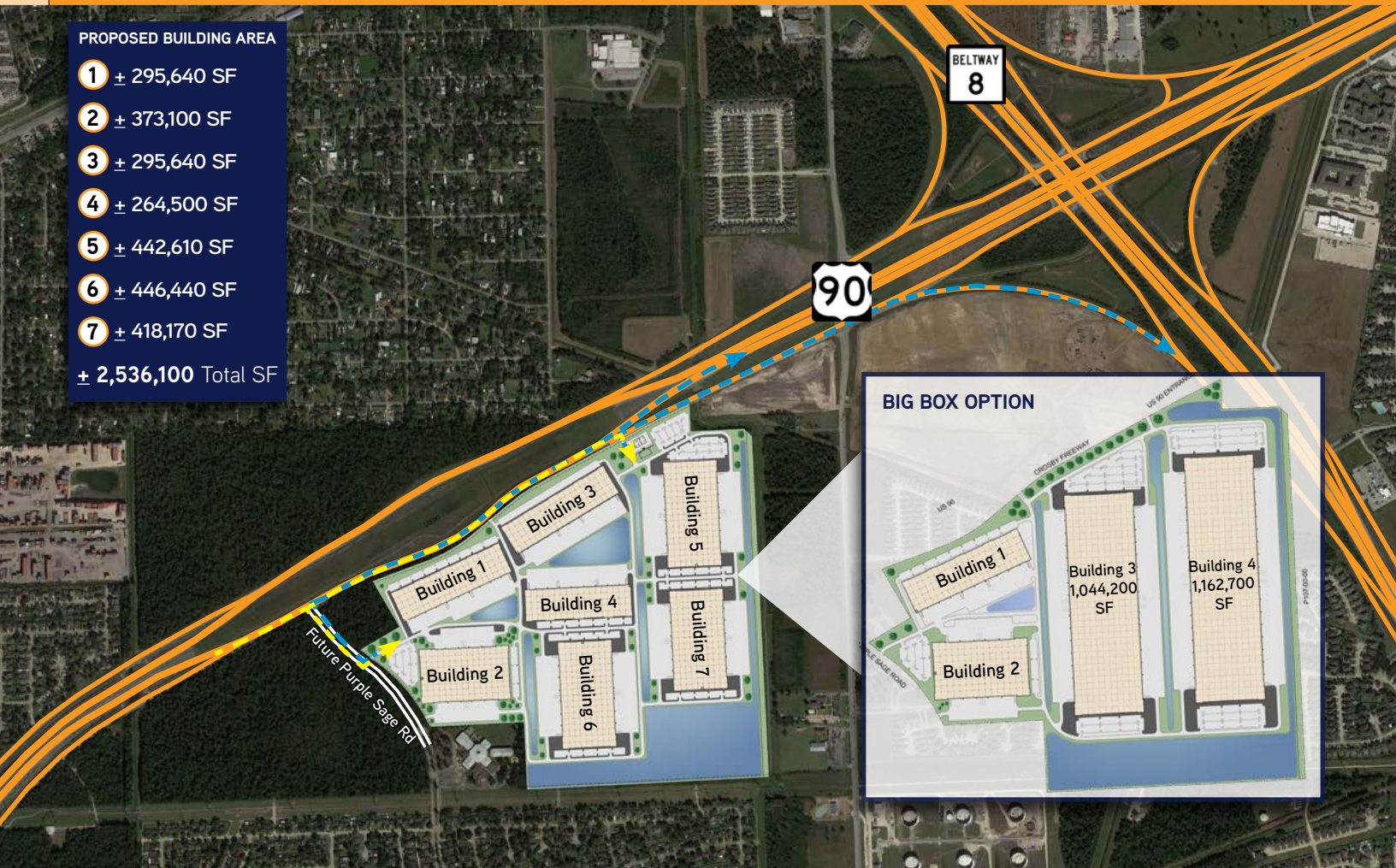
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## MASTER PLAN

### PROPOSED BUILDING AREA

- 1 ± 295,640 SF
- 2 ± 373,100 SF
- 3 ± 295,640 SF
- 4 ± 264,500 SF
- 5 ± 442,610 SF
- 6 ± 446,440 SF
- 7 ± 418,170 SF
- ± 2,536,100 Total SF



**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 1.5 million SF under one roof.

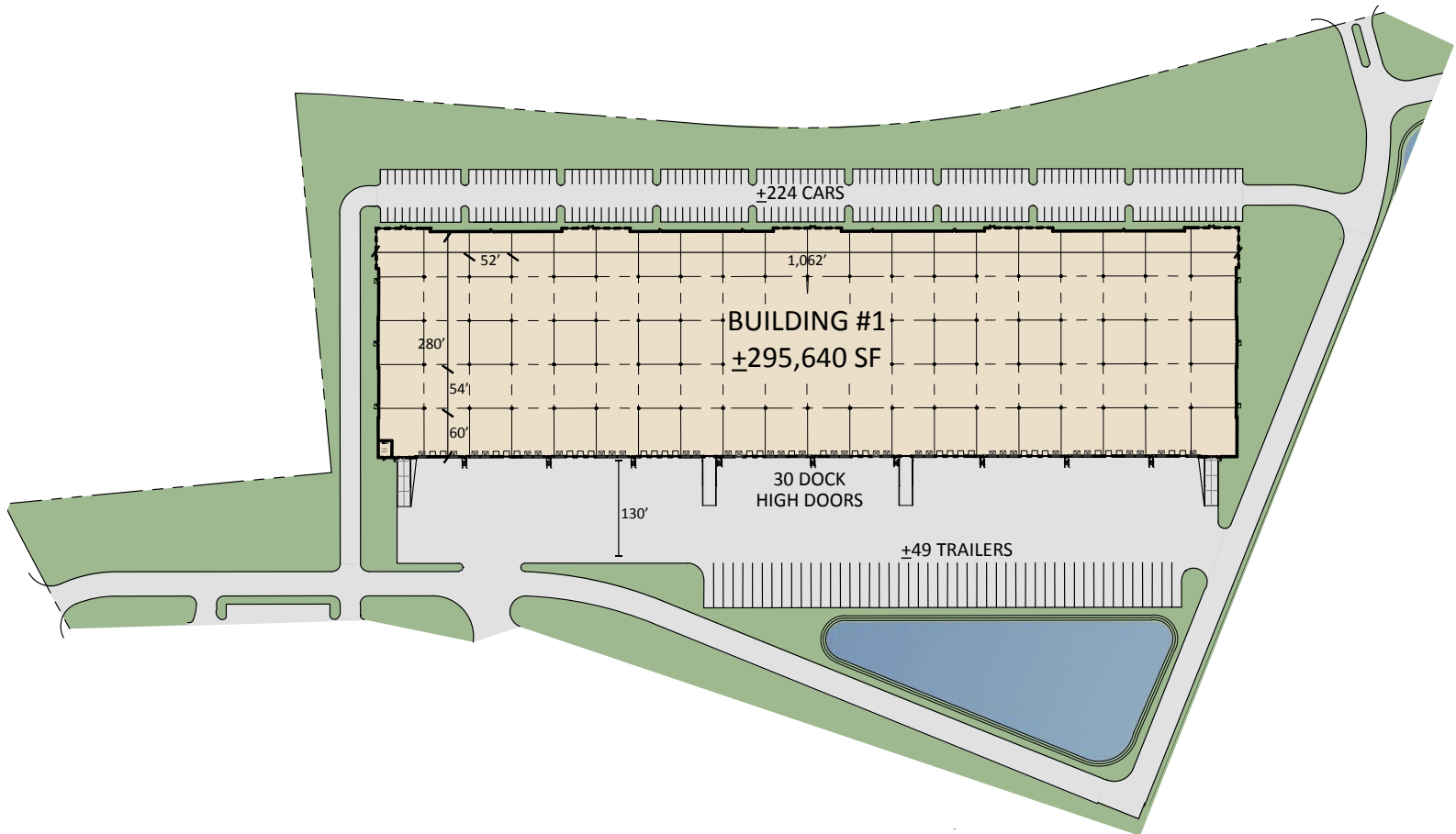


**HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed +55 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors, etc.

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## BUILDING 1 SPECS



$\pm 295,640$  SQUARE FEET     $\pm 30$  DOCK DOORS    4 DRIVE INS     $\pm 224$  CAR PARKS     $\pm 49$  TRAILER PARKING

### BUILDING 1 FEATURES

Lease Rate:	\$0.43 PSF
Building SF	$\pm 295,640$
Available SF	$\pm 295,640$
Building Dimensions	280' X 1,062'
Configuration	Rear Load
Column Spacing	54' X 52'
Clear Height	36'

Dock Doors	30 ( $\pm 63$ total available)
Drive-in Doors	4
Trailer Parking	49
Auto Parking	224 spaces
Fire Protection	ESFR
Lighting	LED with sensors
Construction	Tilt-up concrete

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