

# NORTH POINT 90

LOGISTICS CENTER



**+ 2,466,156 SF Master Planned Industrial Park**

13220 Crosby Freeway, Houston, TX 77049

**Phase II: + 100,000 - 711,000 SF // Spec Office, Lights & Levelers**



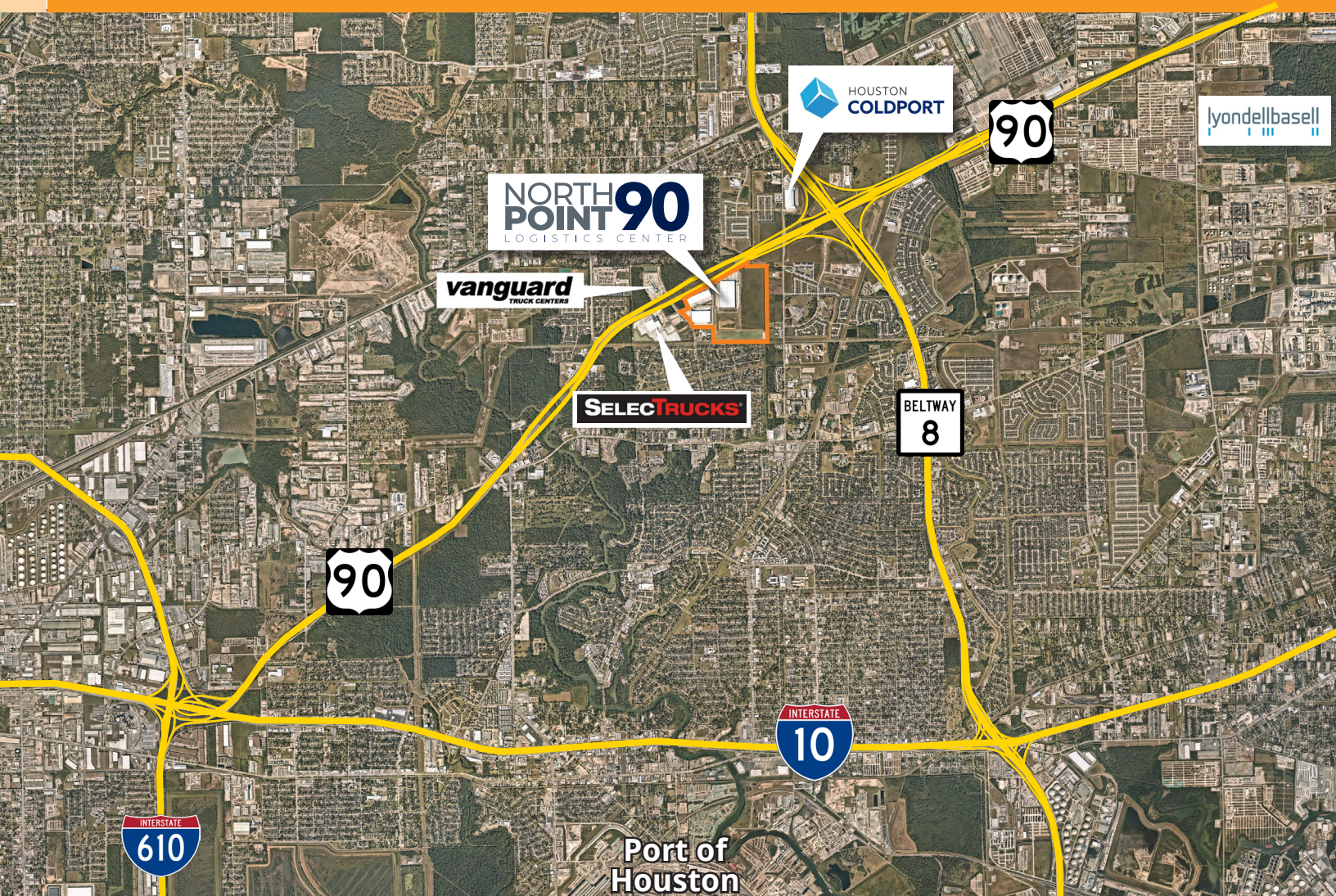
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## Location



**LESS THAN A MINUTE**  
to Beltway 8



**DISTANCE TO PORT OF HOUSTON**  
10 miles, 14 minutes

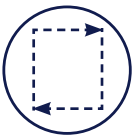


**DISTANCE TO DOWNTOWN**  
12 miles, 16 minutes



**DISTANCE TO IAH AIRPORT**  
19 miles, 23 minutes

## Master Plan



**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 million SF under one roof.

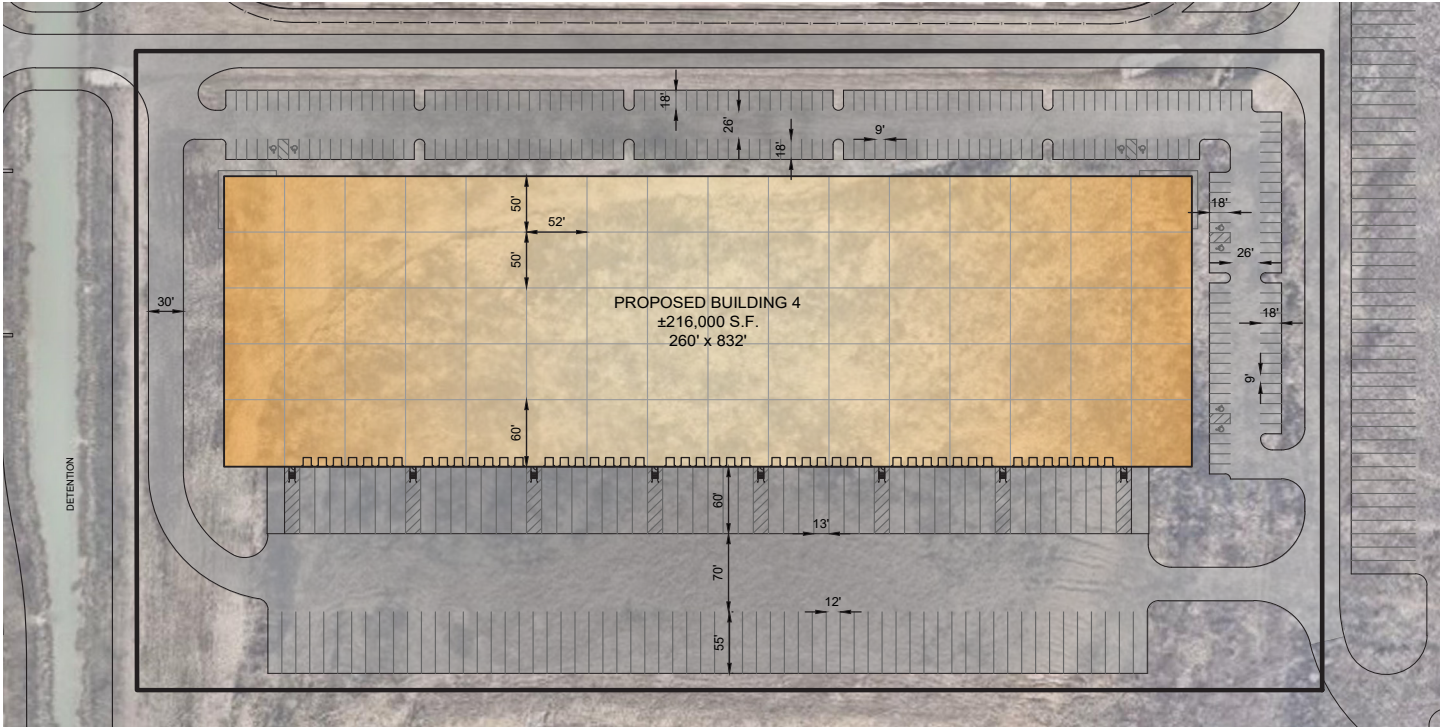


**HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed 150.2+ million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors, etc.



**GREEN GLOBES CERTIFIED** Each building of the park received two Green Globes for Core & Shell in 2023.

## Building 4 Specs

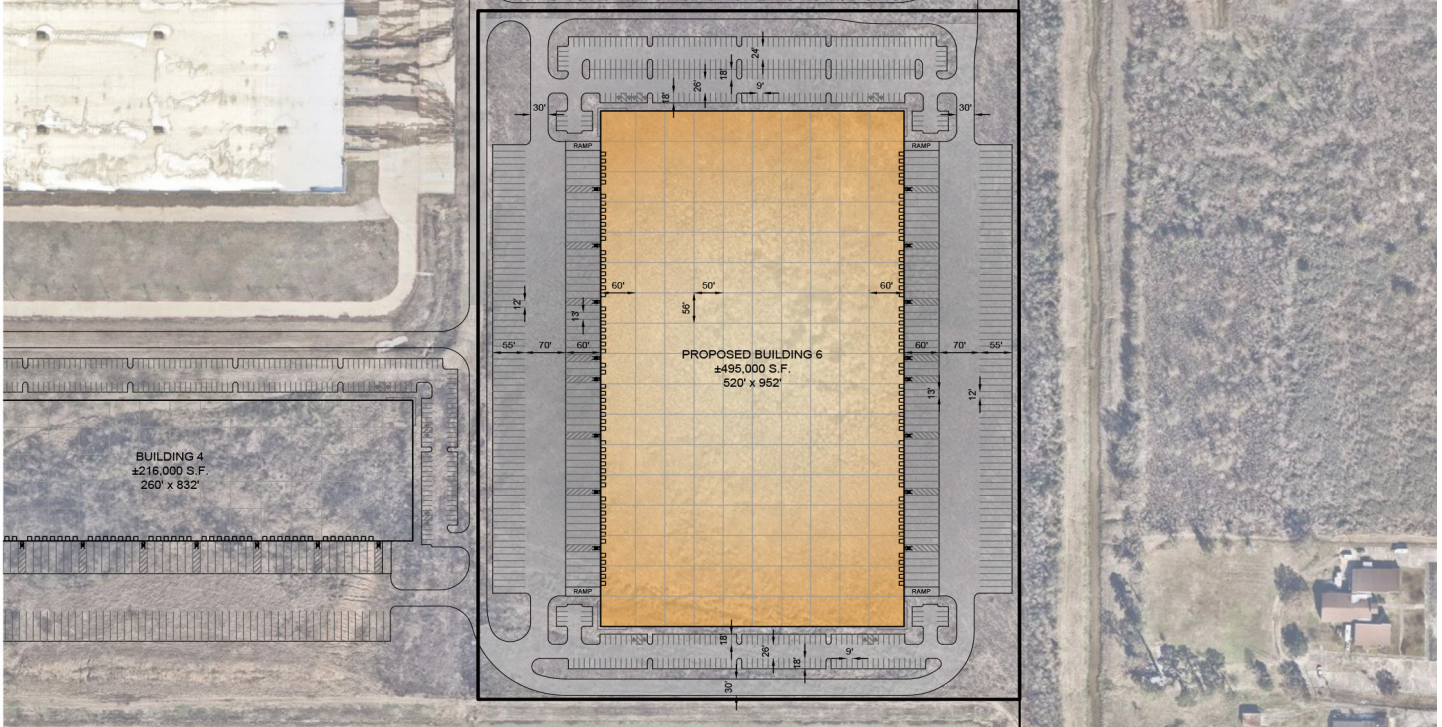


± **216,000** SF AVAILABLE    ± **48** DOCK DOORS    **8** DRIVE INS    ± **239** CAR PARKS    ± **63** TRAILER PARKING

### BUILDING 4 FEATURES

Building SF	± 216,000	Drive-in Doors	8
Available SF	± 216,000	Trailer Parking	63
Office SF	BTS	Auto Parking	239 spaces
Land Area	Approximately 13.4 acres	Fire Protection	ESFR
Building Dimensions	260' X 832'	Lighting	LED with sensors
Configuration	Front Load	Construction	Interior steel frame (columns, girders, joists); load bearing site cast tilt-up concrete wall panels
Column Spacing	50' X 52' with 60' speed bays	Power	3,000A
Clear Height	36'	Roof	R-20 TPO
Dock Doors	48		

## Building 6 Specs



**± 495,000** SF AVAILABLE    **± 108** DOCK DOORS    **16** DRIVE INS    **± 397** CAR PARKS    **± 138** TRAILER PARKING

### BUILDING 6 FEATURES

Building SF	± 495,000	Drive-in Doors	16
Available SF	± 495,000	Trailer Parking	138
Office SF	BTS	Auto Parking	397 spaces
Land Area	Approximately 27.1 acres	Fire Protection	ESFR
Building Dimensions	520' X 952'	Lighting	LED with sensors
Configuration	Cross Dock	Construction	Interior steel frame (columns, girders, joists); load bearing site cast tilt-up concrete wall panels
Column Spacing	50' X 56' with 60' speed bays	Power	4,000A
Clear Height	40'	Roof	R-20 TPO
Dock Doors	108		

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date