

FOR LEASE // NEW 353,375 SF DISTRIBUTION BUILDING NEAR
THE PORT OF HOUSTON WITH BELTWAY 8 FRONTAGE

Colliers



The rendering shown is for illustration purpose only.

Jacintoport Logistics Center

Beltway 8 & Jacintoport Blvd, Houston, TX 77015

Leasing By:

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A Development By:



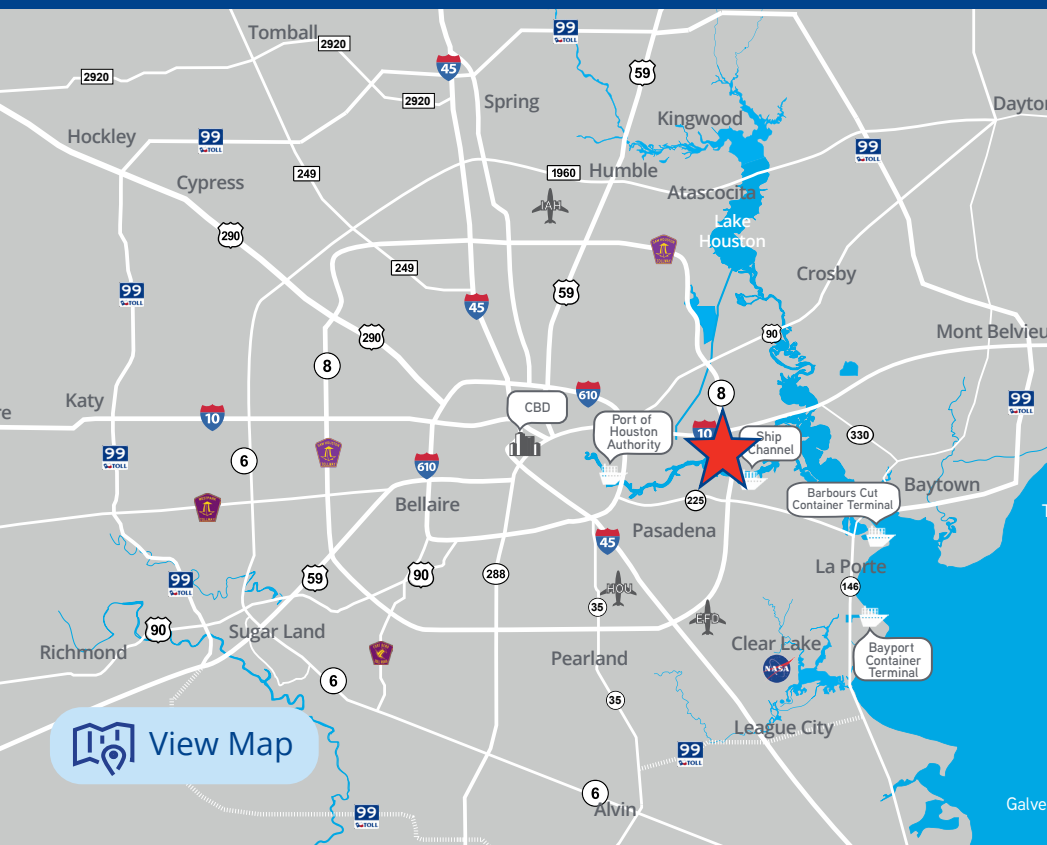
**JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**

Part of TheJohnsonGroup



Features

- New Class A distribution building
- 353,375 SF on 26.23 acres
- Divisible to 150,000 SF
- Front load configuration
- Sixty-two (62) 9' x 10' dock doors
- Two (2) 14' x 16' drive-in doors with ramps
- 36' Clear height
- 169 Car parks
- 95 Trailer parks
- 180' Truck court
- 54' x 60' Column spacing with 65' speed bay
- 1,155' x 300' building dimensions
- On-site detention
- ±1,500 FT of frontage on Beltway 8
- ±500 FT of frontage on Jacintoport Blvd
- Q3 2024 Delivery



Location

- Less than 1 mile south of I-10 (East Fwy)
- 5.8 miles to Highway 225 (Pasadena Fwy)
- 13.5 miles to Downtown Houston
- Strategically located in the Port of Houston on the hard corner of Beltway 8 and Jacintoport Blvd
- Exit ramp directly to site

Contact Broker for pricing

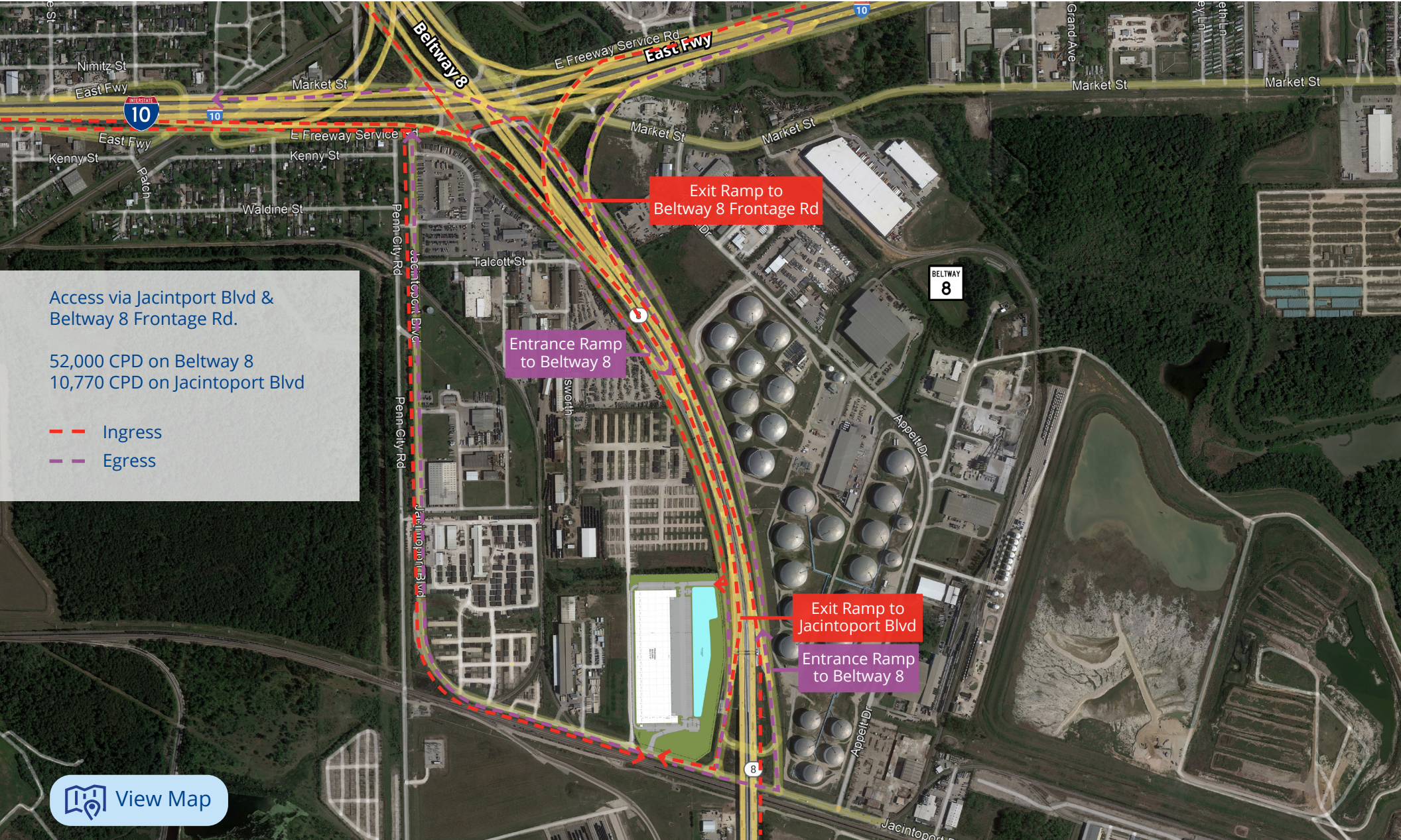
Park Access

Access via Jacintport Blvd & Beltway 8 Frontage Rd.

52,000 CPD on Beltway 8
10,770 CPD on Jacintport Blvd

- Ingress
- Egress

 View Map



Port of Houston *at a glance*



2 Container Terminals

Barbours Cut
[View More Info](#)

Bayport Container
[View More Info](#)

Capabilities

41 Cranes

30 Berths

13 Post-panamax Cranes

45' Depth

Geography

25 Mile Long

complex along the Houston Ship Channel

Employment

1.4 Million Jobs

related to Houston Ship Channel business

Economy

6 years

of consecutive growth

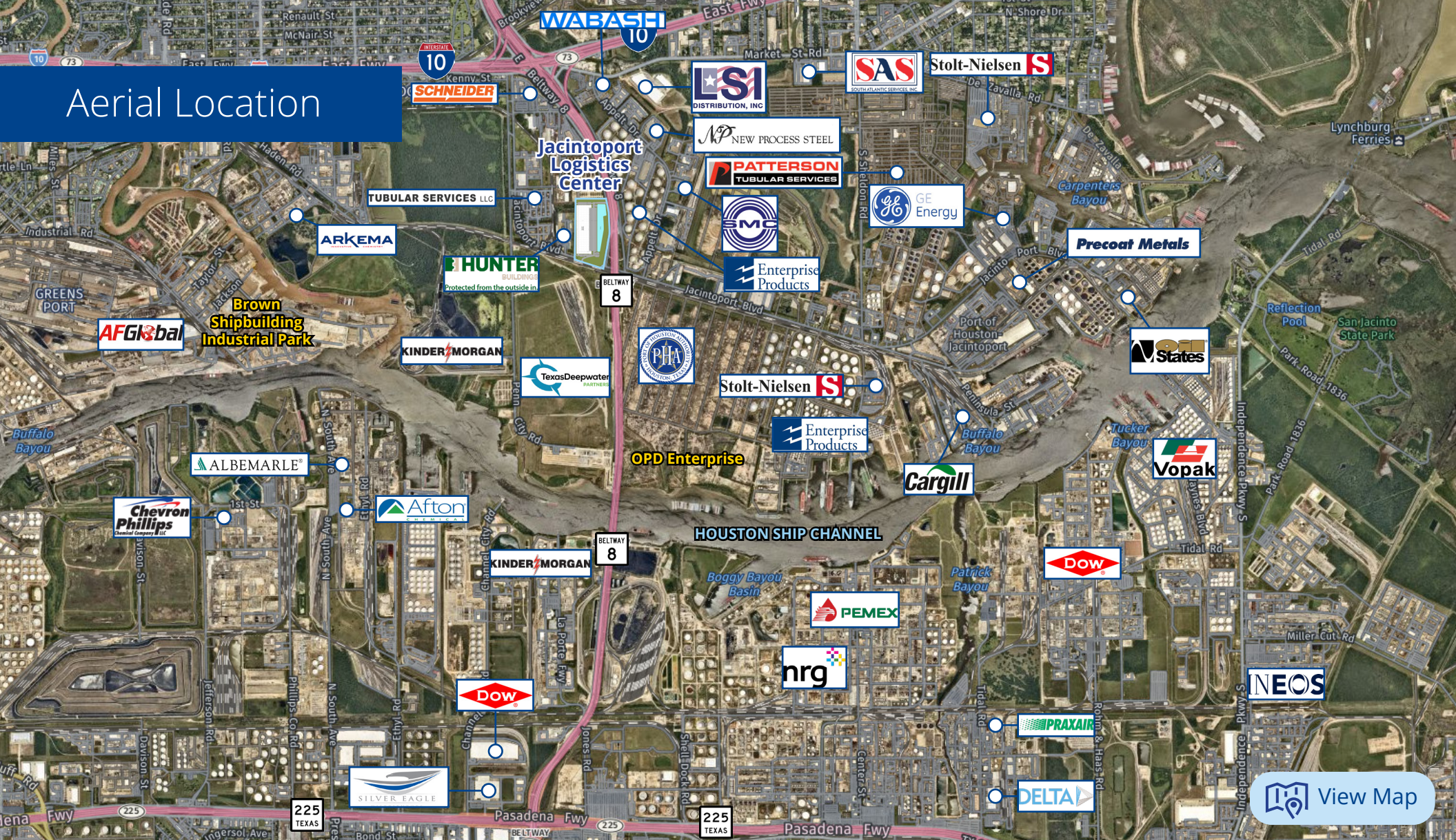
Class A Operators



Main Trading Partners



Aerial Location



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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.



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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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 purposed. 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