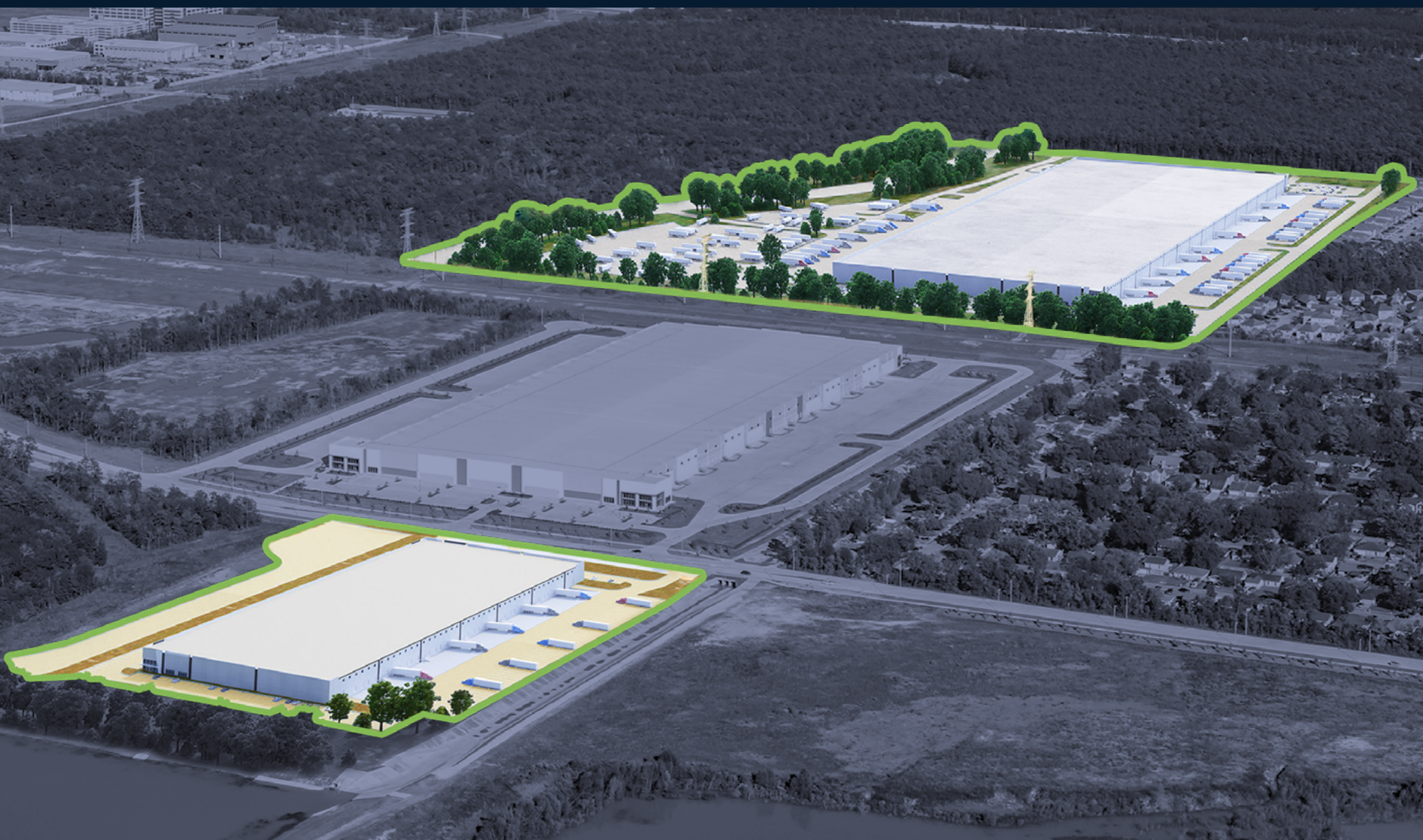


# GENERATION PARK

## DISTRIBUTION CENTER

GENERATION PARKWAY & LOCKWOOD DRIVE | HOUSTON, TEXAS 77044



**SPEC INDUSTRIAL DEVELOPMENT**  
1,026,270 SF CROSS-DOCK | 255,871 SF REAR-LOAD



# PROJECT OVERVIEW

Generation Park Distribution Center is a two-building industrial distribution center situated across two sites on a combined 87.5 acres within Generation Park, a master-planned business park located on Beltway 8 in Northeast Houston.

The new Class A distribution center totals over 1.28 MSF across a 1,026,270 SF cross-dock facility and 255,871 SF rear-load warehouse. Shell completion of the project is expected through 2023.

With best-in-class building features, including 32' and 40' clear heights, 185' truck courts, and excess trailer parking, Generation Park DC offers state-of-the-art facilities with premier amenities and access to nearby logistics assets.



**±1,026,270 SF CROSS-DOCK**

- Expected Delivery Q3 2023
- 40' Clear Height
- 185' Truck Court
- 56' x 56'3" Column Spacing
- 60' Speed Bays
- 196 Dock Doors, 4 Drive-ins w/ramps
- 657 Parking Spaces
- 373 Trailer Parks

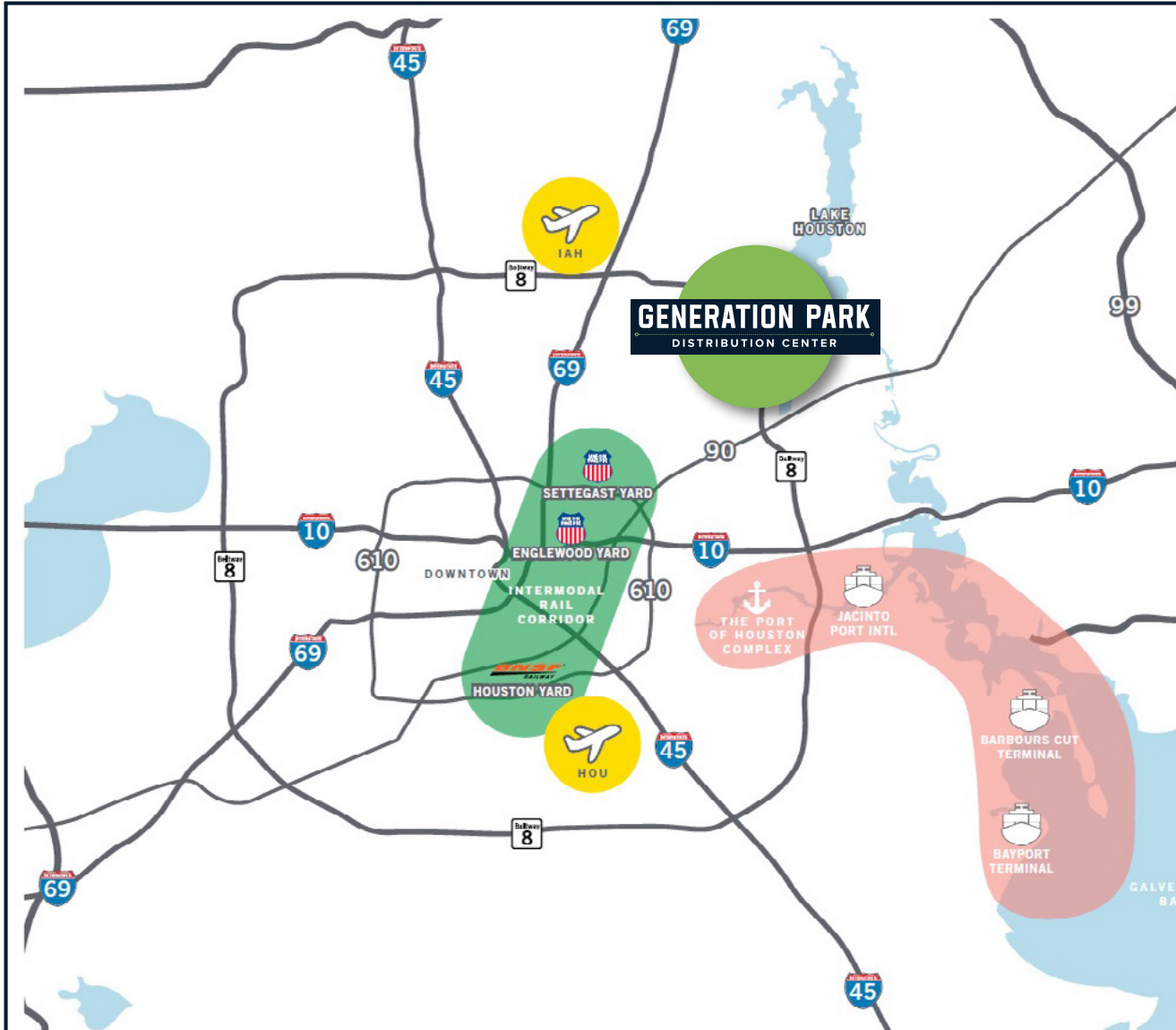


**±255,871 SF REAR-LOAD**

- Expected Delivery Q1 2023
- 32' Clear Height
- 185' Truck Court
- 52' x 54' Column Spacing
- 60' Speed Bay
- 43 Dock Doors, 2 Drive ins w/ramps
- 262 Parking Spaces
- 58 Trailer Parks

# PROJECT LOGISTICS & TRANSPORTATION .....

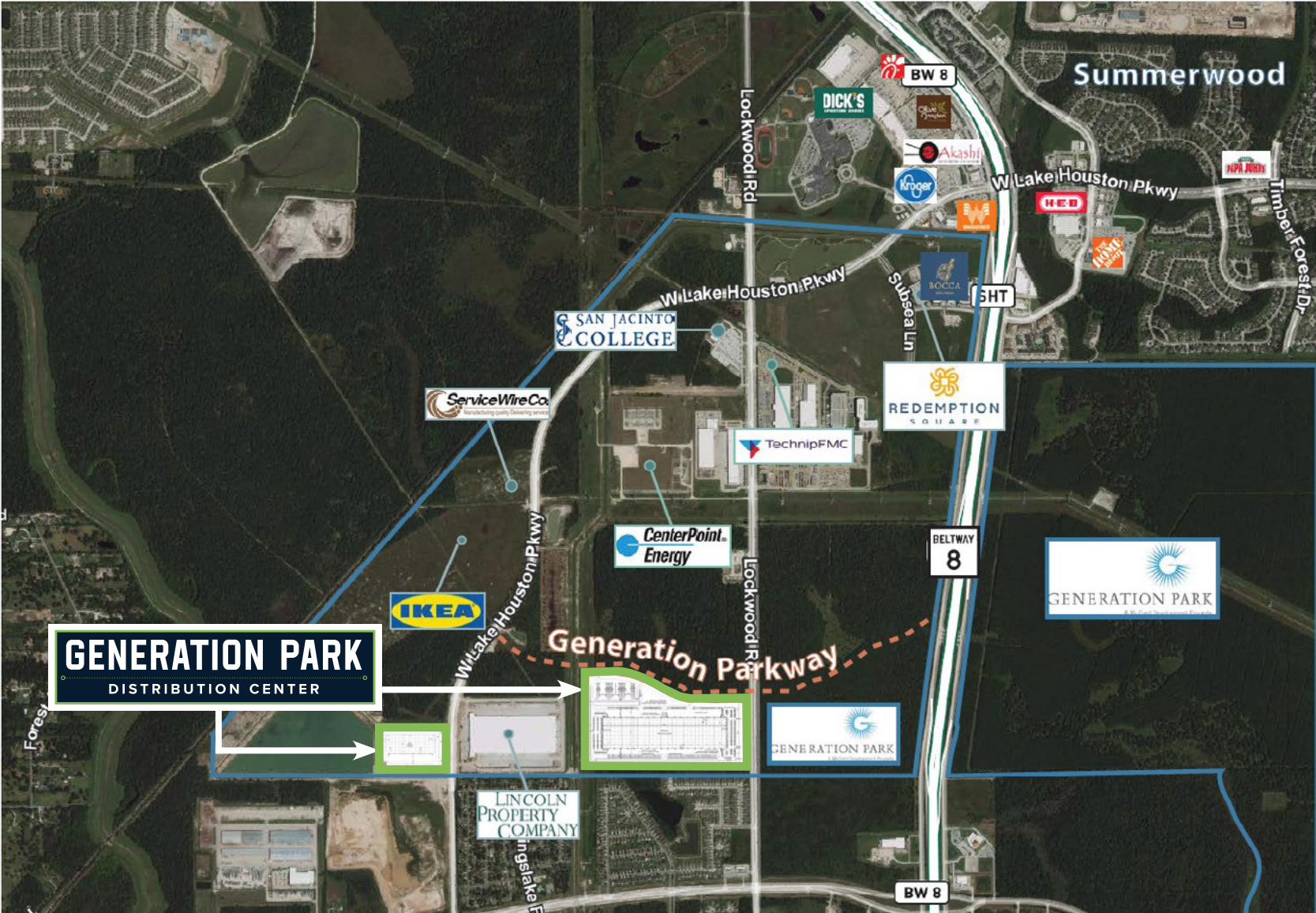
## COST SAVING LOGISTICS ADVANTAGES



Transportation costs for Generation Park DC occupiers can be substantially reduced for distribution routes from the Port of Houston and Bush IAH. Increasing drayage costs make short-haul efficiency critical for users with northern and central logistics.

Generation Park DC is strategically located to take advantage of every mode of transportation. From its Beltway 8 location, every Interstate in Houston can be reached in minutes, while Houston's largest airport, IAH, is only 10 minutes away, and rail and sea terminals are within 15 minutes.

# PROJECT OVERVIEW

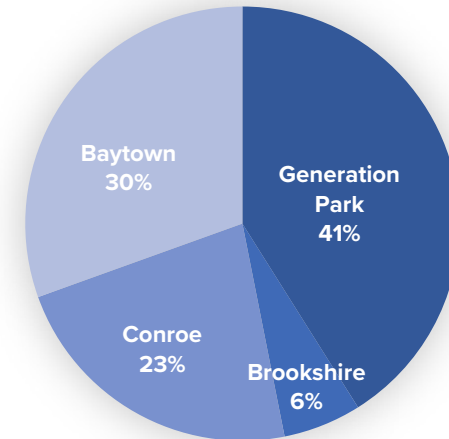


# PROJECT OVERVIEW

## ROBUST LABOR POOL

- **Robust Labor Pool.** Site demographics show strong blue collar worker availability and a favorable density of warehouse experienced workers.
- **Substantial Labor Pool.** Access to labor has become paramount for occupiers at scale as the supply chain and worker preferences have shifted.
- **Occupier Advantages.** Relative to other major distribution markets, Generation Park DC's combination of access to both labor and logistics infrastructure offers an unparalleled advantage for occupiers.

## BLUE-COLLAR LABOR AVAILABILITY



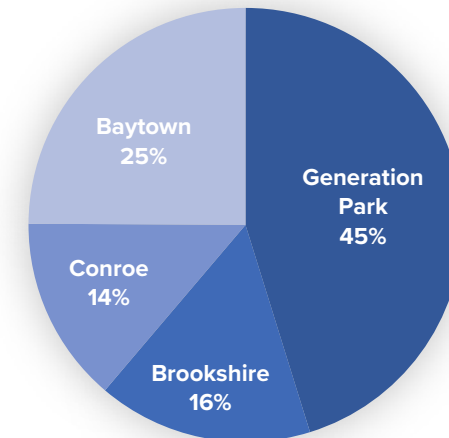
Labor Statistics: 5-mile Radius

## WAREHOUSING & DISTRIBUTION WORKFORCE

20 Minutes	30 Minutes	60 Minutes
<b>3,359</b> LABOR FORCE	<b>18,494</b> LABOR FORCE	<b>232,793</b> LABOR FORCE
<b>\$16.58</b> AVG HOURLY WAGE	<b>\$17.47</b> AVG HOURLY WAGE	<b>\$18.01</b> AVG HOURLY WAGE
<b>\$34,489*</b> AVG ANNUAL INCOME	<b>\$36,338</b> AVG ANNUAL INCOME	<b>\$37,461</b> AVG ANNUAL INCOME

\*Lower than the U.S. average for this workforce

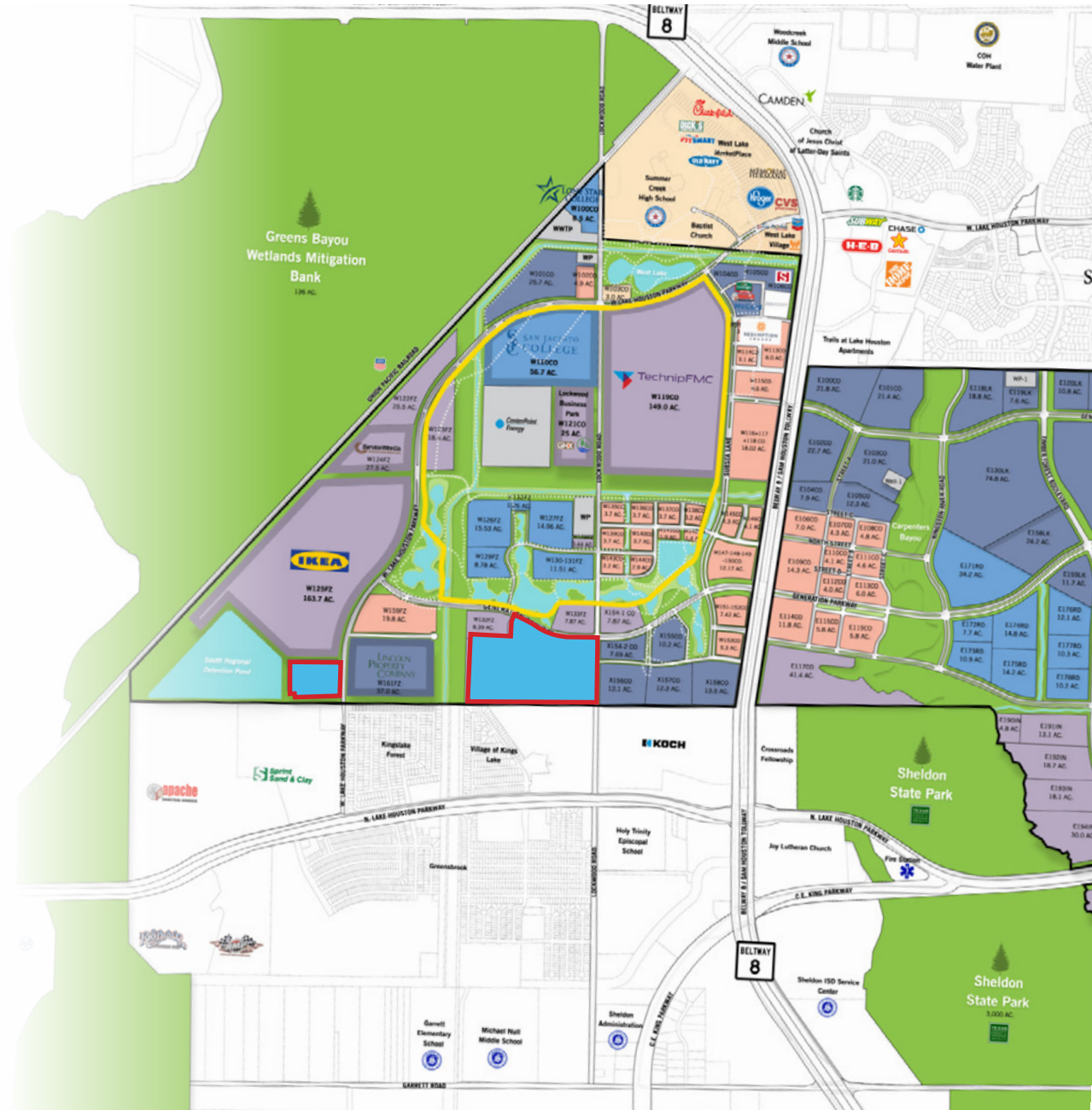
## WAREHOUSE INDUSTRY RATIO



Labor Statistics: 5-mile Radius

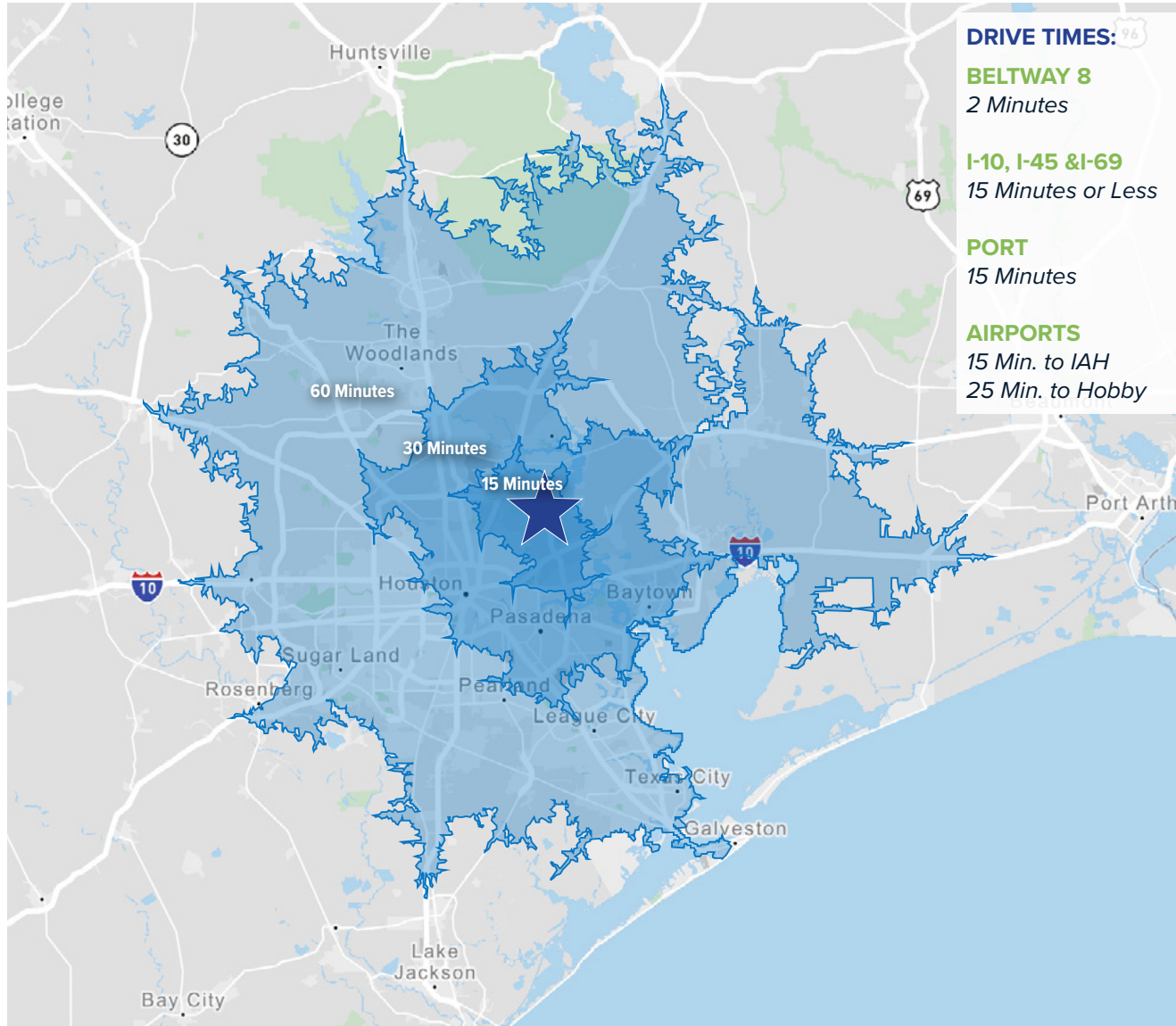
# PROJECT OVERVIEW

- Houston's premier master-planned business park located just minutes from the city's largest airport and Port of Houston.
- Situated in one of Houston's fastest growing zip codes and **within an hour of more than 7.5 million consumers** and within **five hours from approximately 25 million consumers**.
- Highly amenitized and collocated with retail, hospitality, residential neighborhoods, and recreational nature areas.
- Fully-served, modern park infrastructure (underground power, fiber optics, fresh and reclaimed water).
- Outstanding Beltway 8 access with five Beltway 8 interchanges nearby, ideally positioned for access to key logistics assets.



# PROJECT LOGISTICS & TRANSPORTATION

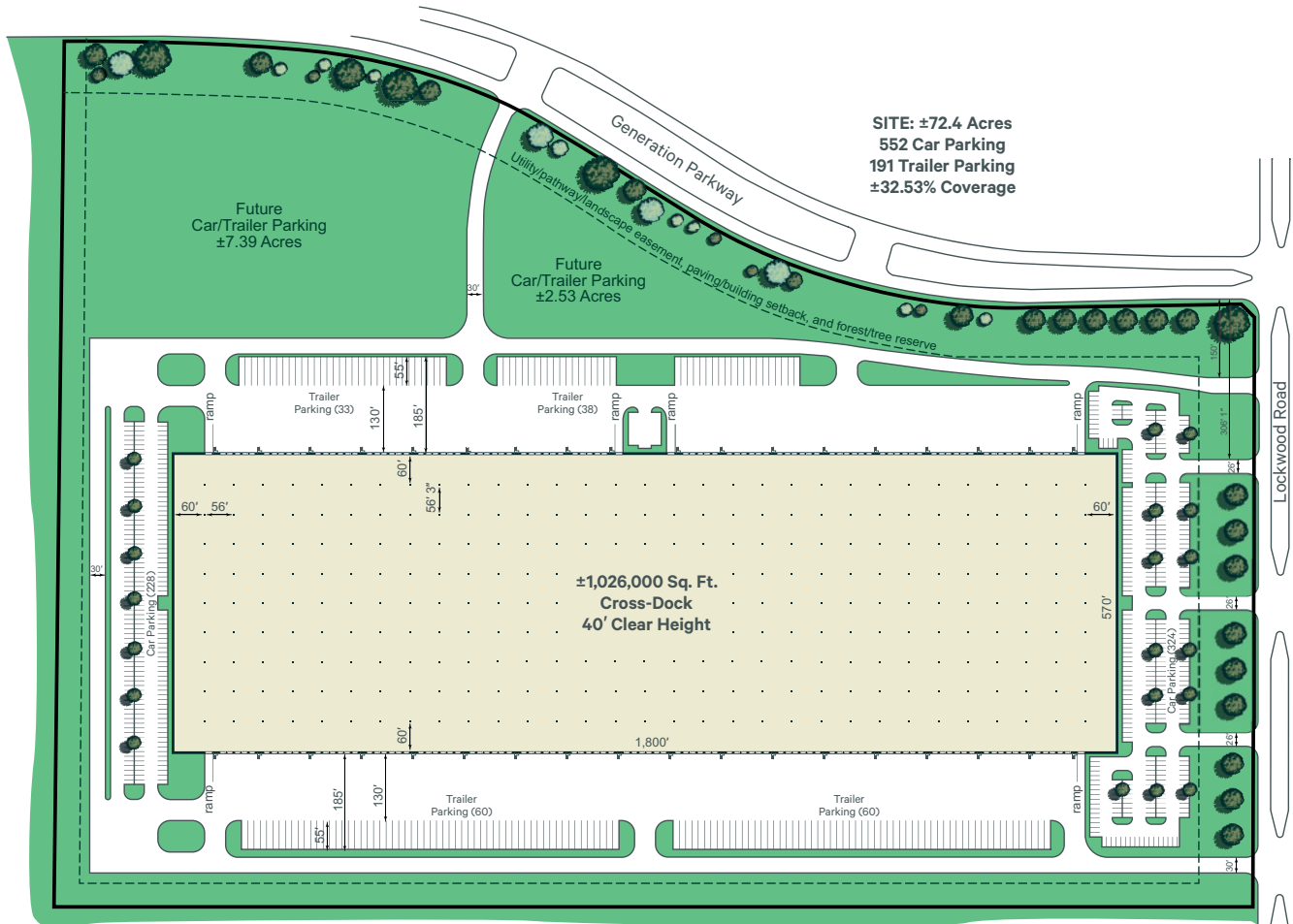
## DRIVE TIMES FROM GENERATION PARK



- Strategic access with direct freeway access to major arterial thoroughfares – Beltway 8, I-10, I-69, and I-45
- Intermodal capability via Union Pacific and BNSF rail yards, Bush Intercontinental Airport, and Port of Houston logistics assets
- Free Trade Zone/Double Freeport potential
- Sheldon ISD inventory tax abatement
- Immediate access to core consumer base of over 7.5 million people

# CROSS-DOCK SITE PLAN

## LOCKWOOD ROAD & GENERATION PARKWAY



### PROJECT SUMMARY

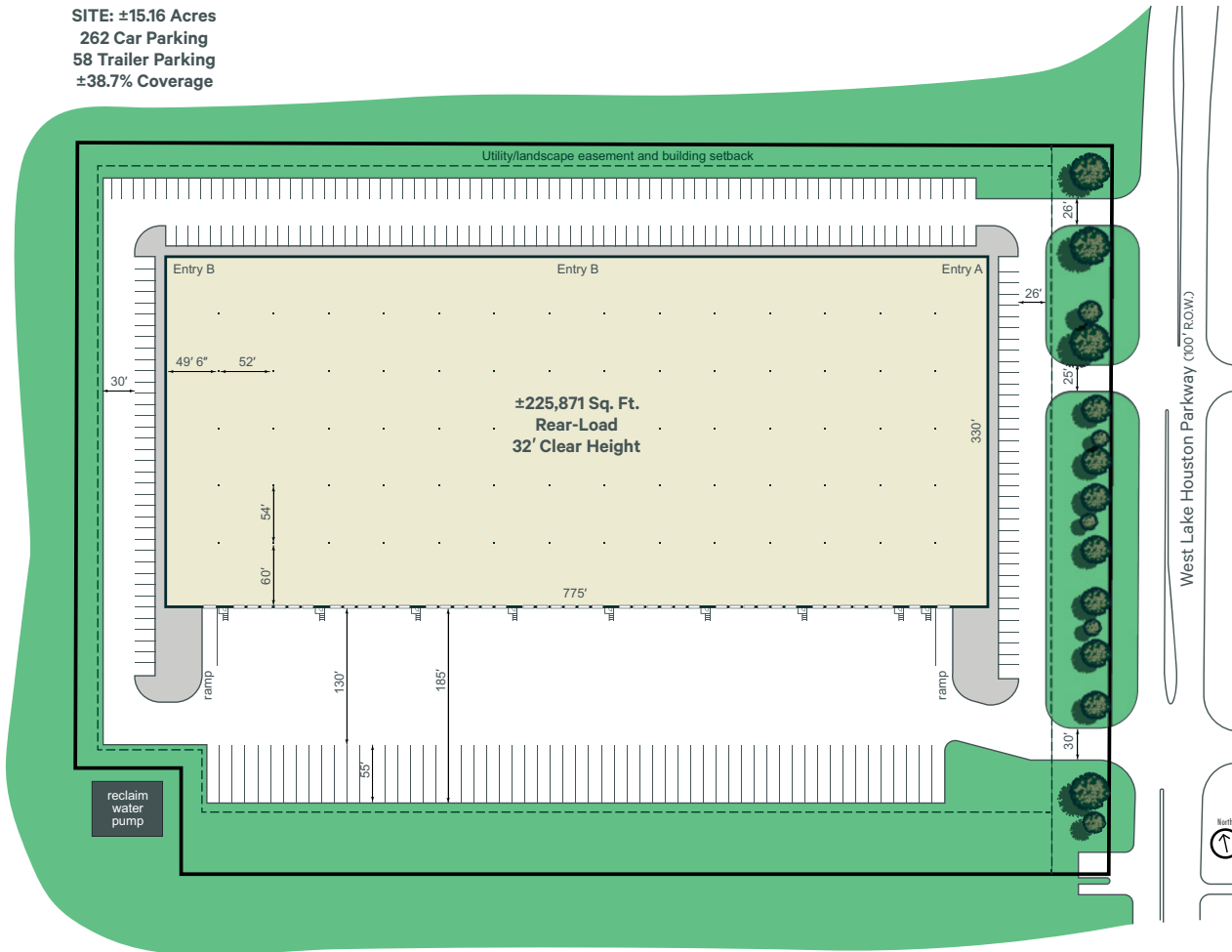
<b>Rentable SF</b>	±1,026,270
<b>Commencement</b>	Started
<b>Delivery</b>	Q2 2023
<b>Clear Height</b>	40'
<b>Dimensions</b>	1,800'W x 570' D
<b>Truck Court</b>	185'
<b>Columns</b>	56'W x 56.3'D
<b>Speed Bays</b>	60'
<b>Parking</b>	657 Spaces
<b>Trailer Parks</b>	373



# REAR-LOAD SITE PLAN

## WEST LAKE HOUSTON PARKWAY

SITE: ±15.16 Acres  
 262 Car Parking  
 58 Trailer Parking  
 ±38.7% Coverage



### PROJECT SUMMARY

Rentable SF	±255,871
Commencement	Started
Delivery	Q2 2023
Clear Height	32'
Dimensions	755'W x 330' D
Truck Court	185'
Columns	52'W x 54'D
Speed Bays	60'
Parking	262 Spaces
Trailer Parks	58



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