



# FLIGHTLINE

LOGISTICS PARK



A Development by:  
**NATIONAL**  
PROPERTY HOLDINGS

For Information:

**Colliers**

## THE AREA

Flightline Logistics Park is strategically positioned in North Houston, offering exceptional connectivity to the region's major thoroughfares, including Beltway 8, I-69, and the Hardy Toll Road. The property is located adjacent to George Bush Intercontinental Airport, providing unmatched access for regional and national distribution. Its prime location also offers convenient proximity to Houston's key business centers and transportation infrastructure, making it an ideal hub for logistics and industrial users.

## THE PARK

Flightline Logistics Park offers up to 1.63 million square feet of premier Class A space, designed with flexible site plans that can be tailored to a variety of building sizes and configurations. Positioned in North Houston, the park is served by City of Houston utilities and features off-site regional detention for added efficiency.

## THE BUILDINGS

The project offers institutional grade tiltwall 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. Generous amounts of trailer parking and dedicated truck circulation roads are standard amenities within the development.

## THE SPECS

- 109 Acres total
- Up to 1.63 MM SF available
- 1/2 mile to I-69
- Total Tax Rate of 2.28%
- Buildings available for Build-to-Suit or Design Build
- Front load, rear load, & cross dock configurations available
- Site can accommodate up to a 1.3 MM SF building
- Class A, institutional grade, tiltwall construction
- City of Houston utilities
- Directly adjacent to George Bush Intercontinental Airport
- Flexible site plan to accommodate a variety of building sizes/types
- Regional detention provided off-site



**1 MILE**

**Bush Intercontinental Airport**



**16.5 MILES**

**Downtown Houston**



**26.2 MILES**

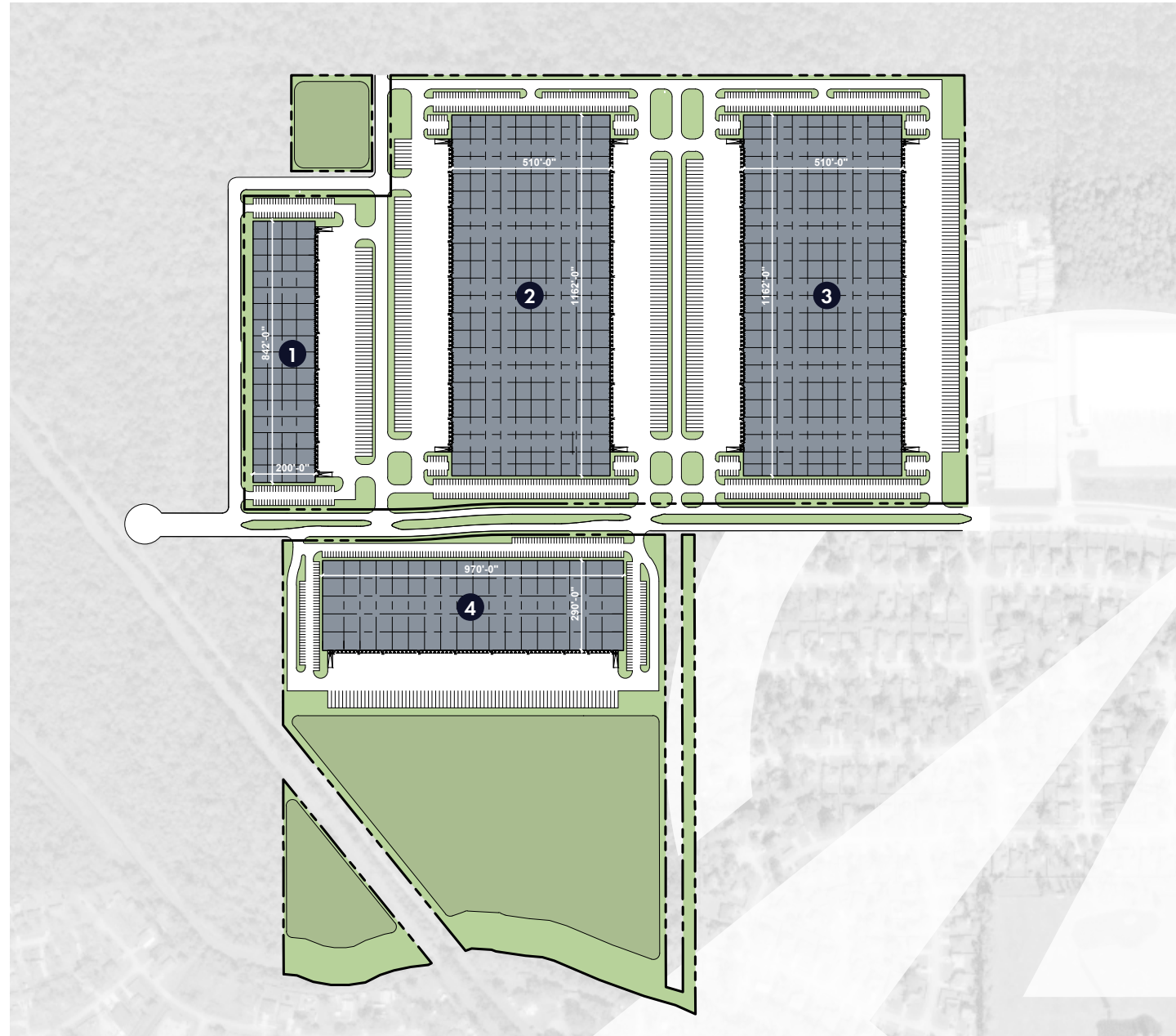
**Hobby Airport**



**34.3 MILES**

**Port of Houston**

## SITE PLAN / CONCEPT 1



FOUR (4) BUILDINGS , TOTALING **1,634,940 SF**

**1 168,400 SF**

Front Load  
 (52) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 46'8" Column Spacing  
 ±116 Parking Spaces  
 ±56 Trailer Spaces

**2 592,620 SF**

Cross Dock  
 (120) 9'x10' Doors  
 (4) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 56' x 48'9" Column Spacing  
 ±328 Parking Spaces  
 ±144 Trailer Spaces

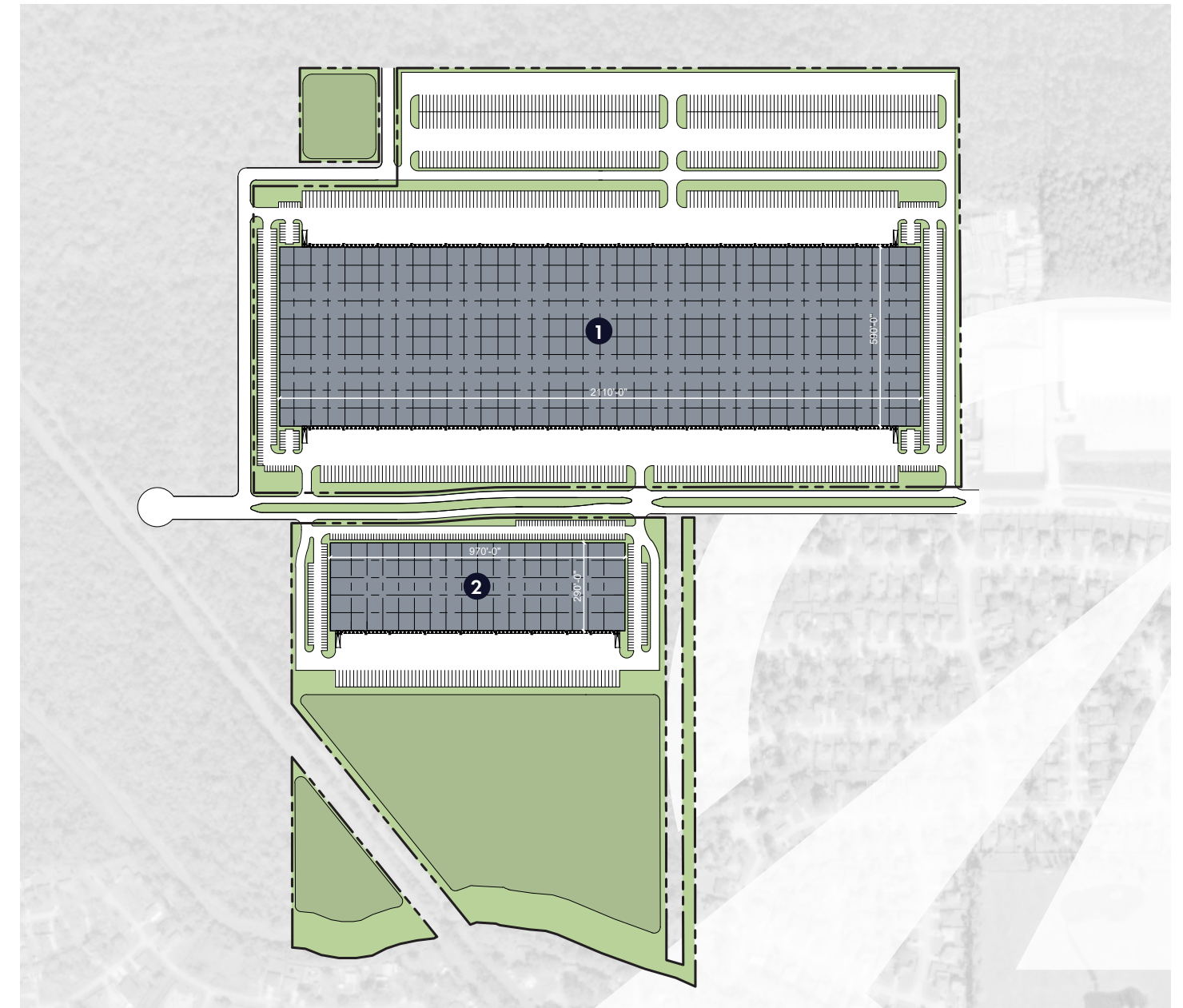
**3 592,620 SF**

Cross Dock  
 (120) 9'x10' Doors  
 (4) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 56' x 48'9" Column Spacing  
 ±328 Parking Spaces  
 ±157 Trailer Spaces

**4 281,300 SF**

Rear Load  
 (60) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 57'6" Column Spacing  
 ±286 Parking Spaces  
 ±78 Trailer Spaces

## SITE PLAN / CONCEPT 2



TWO (2) BUILDINGS , TOTALING **1,526,200 SF**

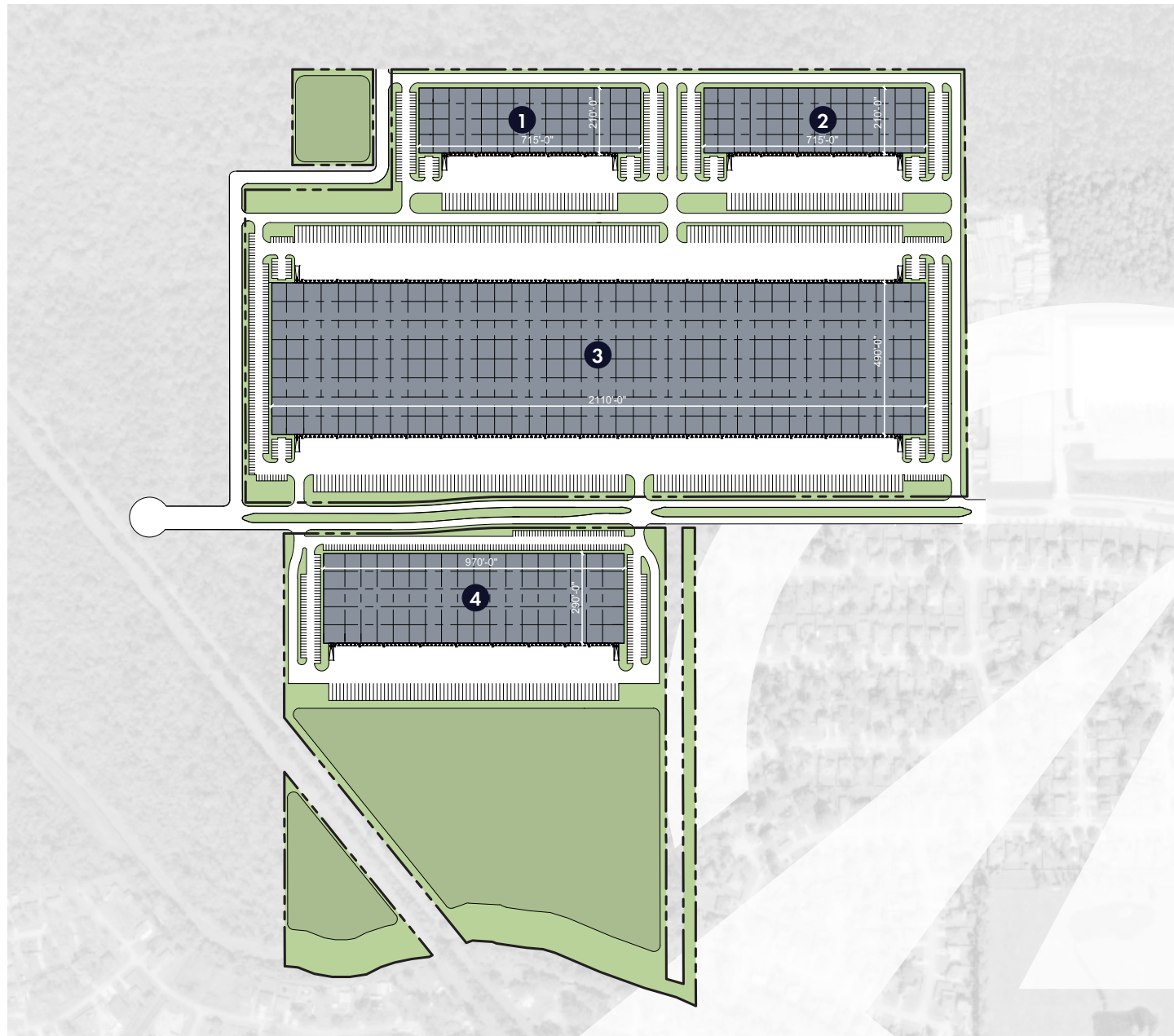
**1 1,224,900 SF**

Cross Dock  
 (240) 9'x10' Doors  
 (4) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 56' x 58'9" Column Spacing  
 ±426 Parking Spaces  
 ±307 Trailer Spaces

**2 281,300 SF**

Rear Load  
 (60) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 57'6" Column Spacing  
 ±286 Parking Spaces  
 ±78 Trailer Spaces

## SITE PLAN / CONCEPT 3



FOUR (4) BUILDINGS , TOTALING **1,615,500 SF**

**1 150,150 SF**

Front Load  
 (36) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 50' Column Spacing  
 ±147 Parking Spaces  
 ±47 Trailer Spaces

**2 150,150 SF**

Front Load  
 (36) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 50' Column Spacing  
 ±144 Parking Spaces  
 ±47 Trailer Spaces

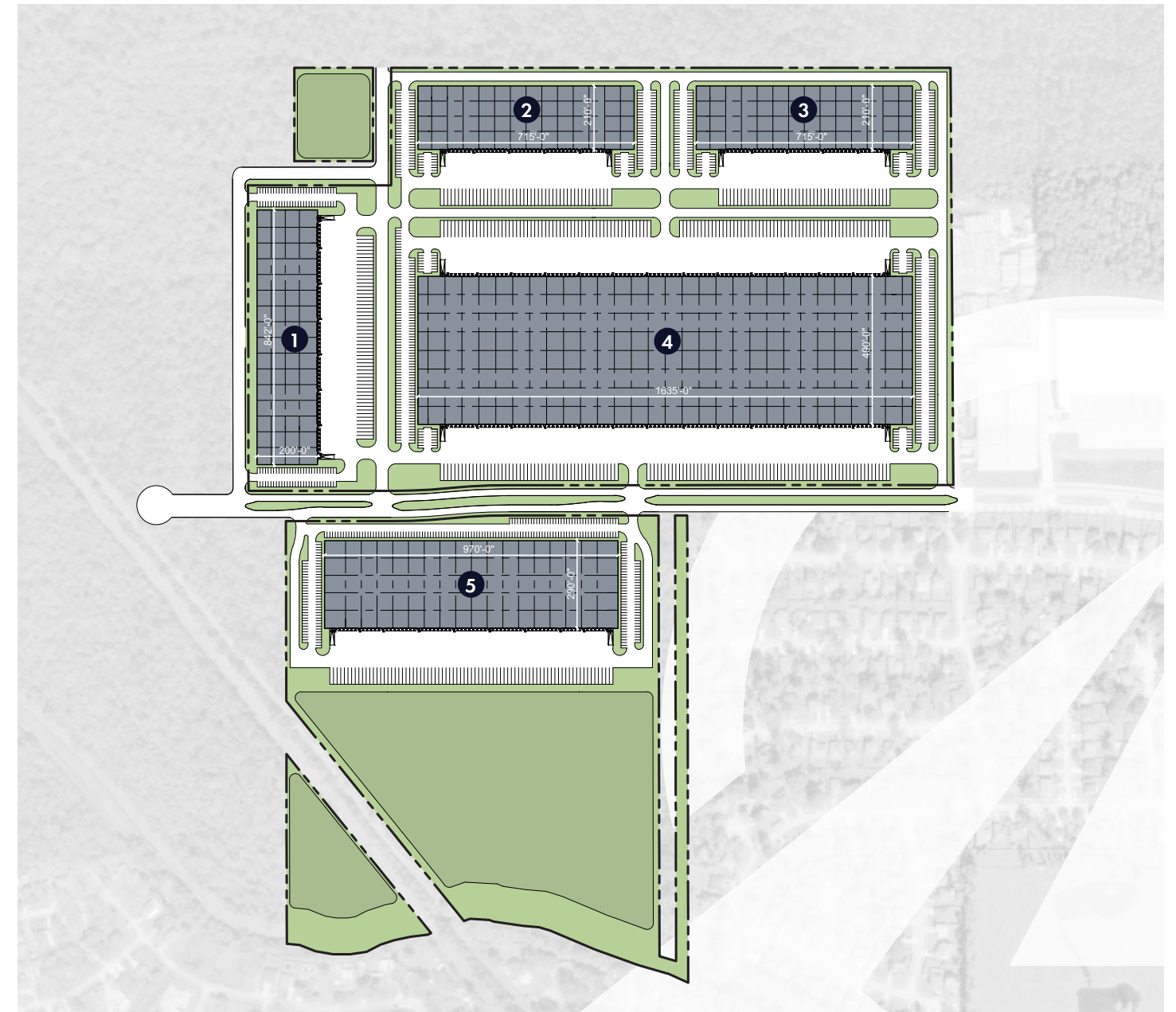
**3 1,033,900 SF**

Cross Dock  
 (240) 9'x10' Doors  
 (4) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 56' x 61'8" Column Spacing  
 ±393 Parking Spaces  
 ±307 Trailer Spaces

**4 281,300 SF**

Rear Load  
 (60) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 57'6" Column Spacing  
 ±286 Parking Spaces  
 ±78 Trailer Spaces

## SITE PLAN / CONCEPT 4



FIVE (5) BUILDINGS , TOTALING **1,551,150 SF**

**1 168,400 SF**

Front Load  
 (52) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 46'8" Column Spacing  
 ±116 Parking Spaces  
 ±56 Trailer Spaces

**2 150,150 SF**

Front Load  
 (36) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 50' Column Spacing  
 ±147 Parking Spaces  
 ±47 Trailer Spaces

**3 150,150 SF**

Front Load  
 (36) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 50' Column Spacing  
 ±144 Parking Spaces  
 ±47 Trailer Spaces

**4 801,150 SF**

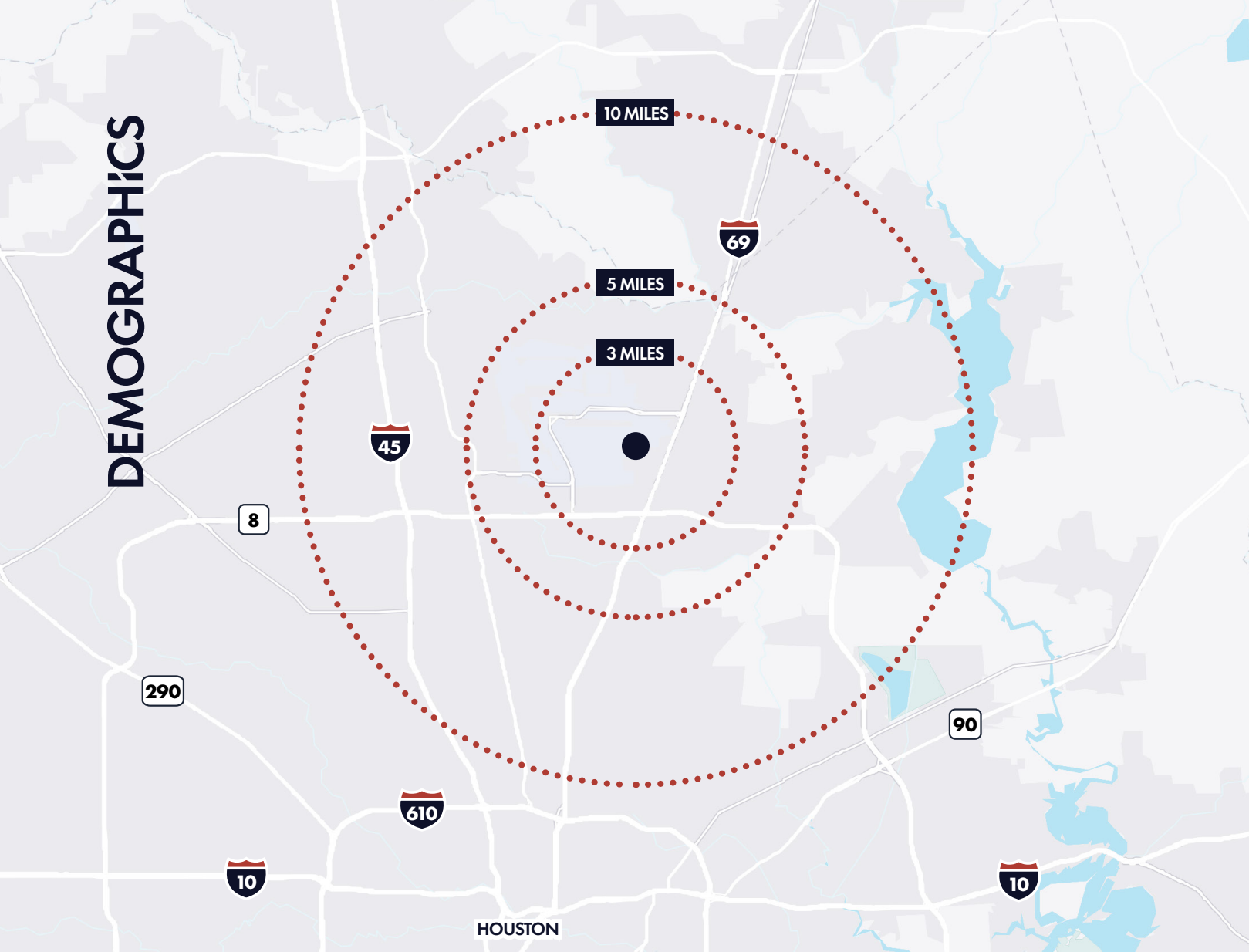
Cross Dock  
 (180) 9'x10' Doors  
 (4) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 56' x 61'8" Column Spacing  
 ±339 Parking Spaces  
 ±232 Trailer Spaces

**5 281,300 SF**

Rear Load  
 (60) 9'x10' Doors  
 (2) 12'x14' Doors w/ Ramps  
 60' Speed Bays  
 52' x 57'6" Column Spacing  
 ±286 Parking Spaces  
 ±78 Trailer Spaces



# DEMOGRAPHICS



## ABOUT THE DEVELOPER

Clients have long relied on National Property Holdings (NPH) for the perfect union of industrial assets, proven expertise and the capacity to orchestrate complex turn-key developments in strategic locations. As a full-service real estate developer, NPH is well equipped to develop and construct unique build-to-suit and design-build projects.

With the resources and expertise that industry leaders can rely on, National Property Holdings specializes in the development of rail-served manufacturing and distribution facilities in the Port Houston submarket and Gulf Coast region. Leveraging its relationships with best-in-class design and construction professionals, the NPH team and its alliance with Rail Logix have developed over 6,500,000 square feet of class "A" industrial buildings and 150 miles of railroad greatly enhancing its industrial parks with a full complement of rail-related services and terminals.

At National Property Holdings, it's all about logistics. Each and every day, the professionals at National Property Holdings put this belief into practice – the development, construction and leasing of rail-served, port accessible industrial facilities that create measurable advantages for its clients. The result...Industrial developments that work harder – and smarter – for your bottom line.

### Project Development

- Feasibility Studies
- Tax Abatements & Incentives
- Environmental Site Assessments
- Survey & Platting
- Architectural Design Coordination
- Engineering Coordination

### Construction Management

- Competitive Bid Management
- Contractor Qualification & Selection
- Value Engineering
- Design/Bid/Build Services
- Guaranteed Maximum Pricing
- Railroad Construction Coordination

### Leasing & Property Management

- Inspection & Testing of Critical Systems
- Ad Valorem Tax Protest Administration
- Management of Capital Improvements
- Repair & Maintenance Coordination
- Service Agreement Oversight
- Landscape Maintenance



### Labor

3 MI

**35,832**  
Total Employees

5 MI

**78,850**  
Total Employees

10 MI

**244,119**  
Total Employees



### Consumers

3 MI

**43,512**  
Total Population

5 MI

**134,307**  
Total Population

10 MI

**797,042**  
Total Population



### Businesses

3 MI

**2,471**  
Total Businesses

5 MI

**5,591**  
Total Businesses

10 MI

**22,849**  
Total Businesses



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