



GREENWING

LOGISTICS PARK

GREENS RD. & HIGHWAY 59 N HUMBLE, TX 77396

1,548,200 SF AVAILABLE FOR SALE OR LEASE

6-BUILDING, CLASS A INSTITUTIONAL DISTRIBUTION PARK

LOVETT
INDUSTRIAL



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SITE PLAN

PHASE 1 Q4 2027 ANTICIPATED COMPLETION

BUILDING 1 | 646,800 SF

CROSS-DOCK | BTS OFFICE

40' CLEAR HEIGHT | 132 DOCK DOORS

4 DRIVE-IN OVERHEAD DOORS

395 AUTO PARKING | 152 TRAILER PARKING

1,232' X 515' DIMENSIONS

56' X 56.5' COLUMN SPACING

60' SPEED BAYS

BUILDING 2 | 146,640 SF

FRONT LOAD | BTS OFFICE

32' CLEAR HEIGHT | 31 DOCK DOORS

2 DRIVE-IN OVERHEAD DOORS

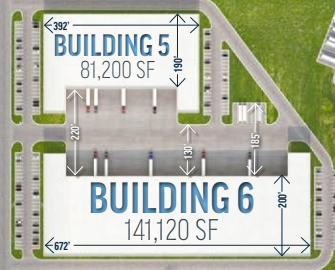
127 AUTO PARKING | 27 TRAILER PARKING

624' X 230' DIMENSIONS

56' X 56.8' COLUMN SPACING

60' SPEED BAYS

PHASE 1



PHASE 2

PHASE 2

BUILDING 3 | 476,280 SF

CROSS-DOCK | 36' CLEAR HEIGHT

97 DOCK DOORS

4 DRIVE-IN OVERHEAD DOORS

236 AUTO PARKING | 98 TRAILER PARKING

BUILDING 4 | 56,160 SF

REAR LOAD | 32' CLEAR HEIGHT

11 DOCK DOORS

2 DRIVE-IN OVERHEAD DOORS

90 AUTO PARKING | 15 TRAILER PARKING

BUILDING 5 | 81,200 SF

FRONT LOAD | 32' CLEAR HEIGHT

14 DOCK DOORS

2 DRIVE-IN OVERHEAD DOORS

94 AUTO PARKING

BUILDING 6 | 141,120 SF

FRONT LOAD | 32' CLEAR HEIGHT

31 DOCK DOORS

2 DRIVE-IN OVERHEAD DOORS

99 AUTO PARKING | 7 TRAILER PARKING

PRIME CONNECTIVITY

INGRESS

EGRESS

DRIVE TIMES

45



HWY 59 0.1 MILES

BELTWAY 8 1.2 MILES

HARDY TOLL ROAD 6.8 MILES

CBD | DOWNTOWN 15.6 MILES

THE WOODLANDS 25.3 MILES



BARBOURS CUT TERMINAL 35.1 MILES

BAYPORT TERMINAL 37.5 MILES



IAH AIRPORT

GREENWING
LOGISTICS PARK

HUMBLE

WORLD HOUSTON

PINTO
BUSINESS PARK

45

KENNEDY GREENS

8

8

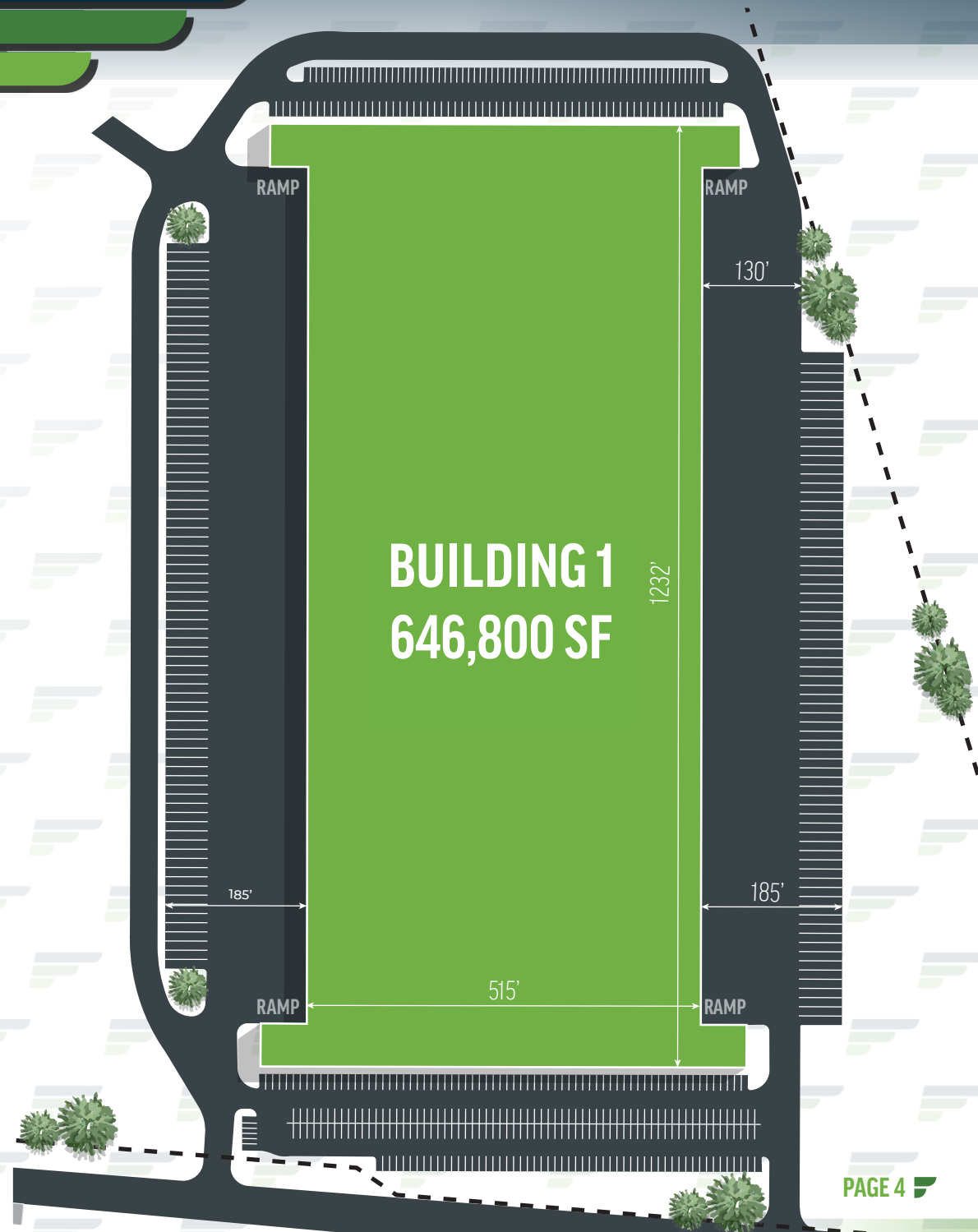
GREENMANOR DR

GREENS ROAD

BUILDING OVERVIEW

PHASE 1 BUILDING 1

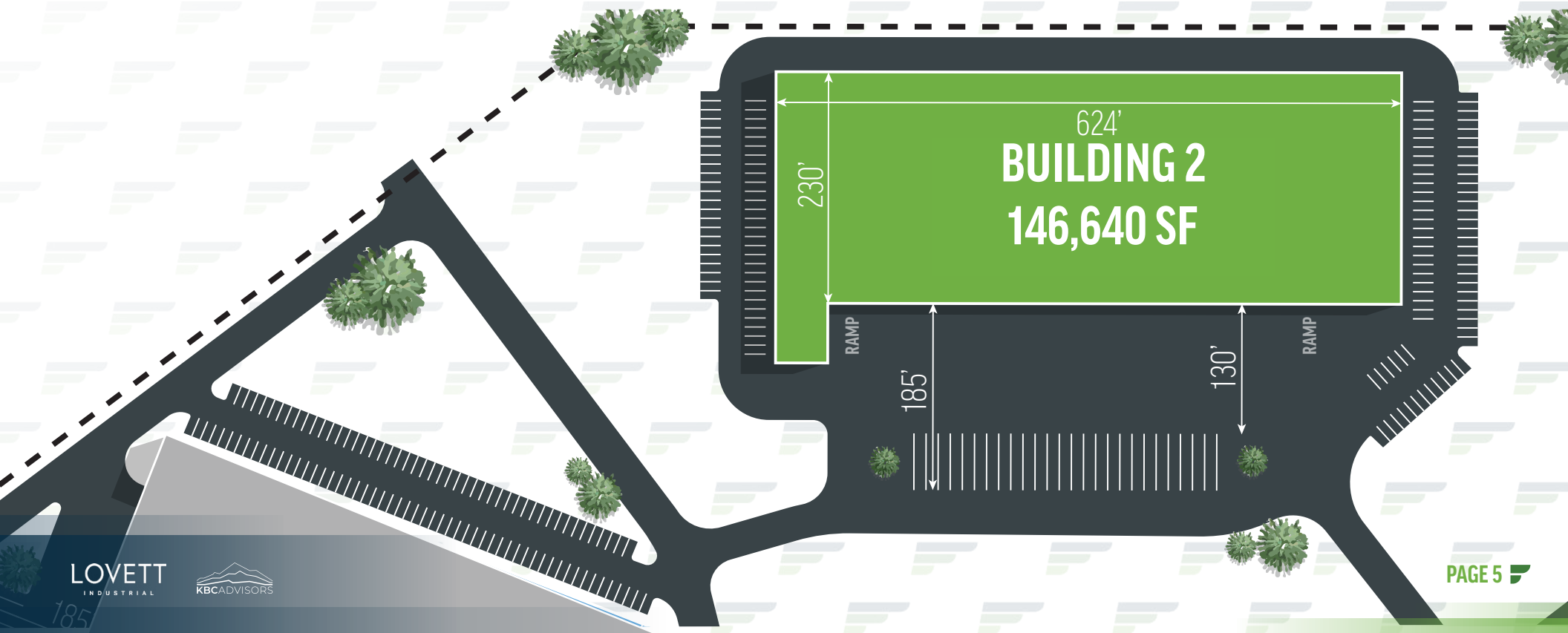
SIZE	646,800 SF
OFFICE	BTS
CONFIGURATION	CROSS-DOCK
CLEAR HEIGHT	40'
DOCK DOORS	132
DRIVE-IN DOORS	4 OVERHEAD
AUTO PARKING	395
TRAILER PARKING	132
DIMENSIONS	1,232' X 515'
COLUMN SPACING	56' X 56.5'
SPEED BAYS	60'
SLAB THICKNESS	8"



BUILDING OVERVIEW

PHASE 1 BUILDING 2

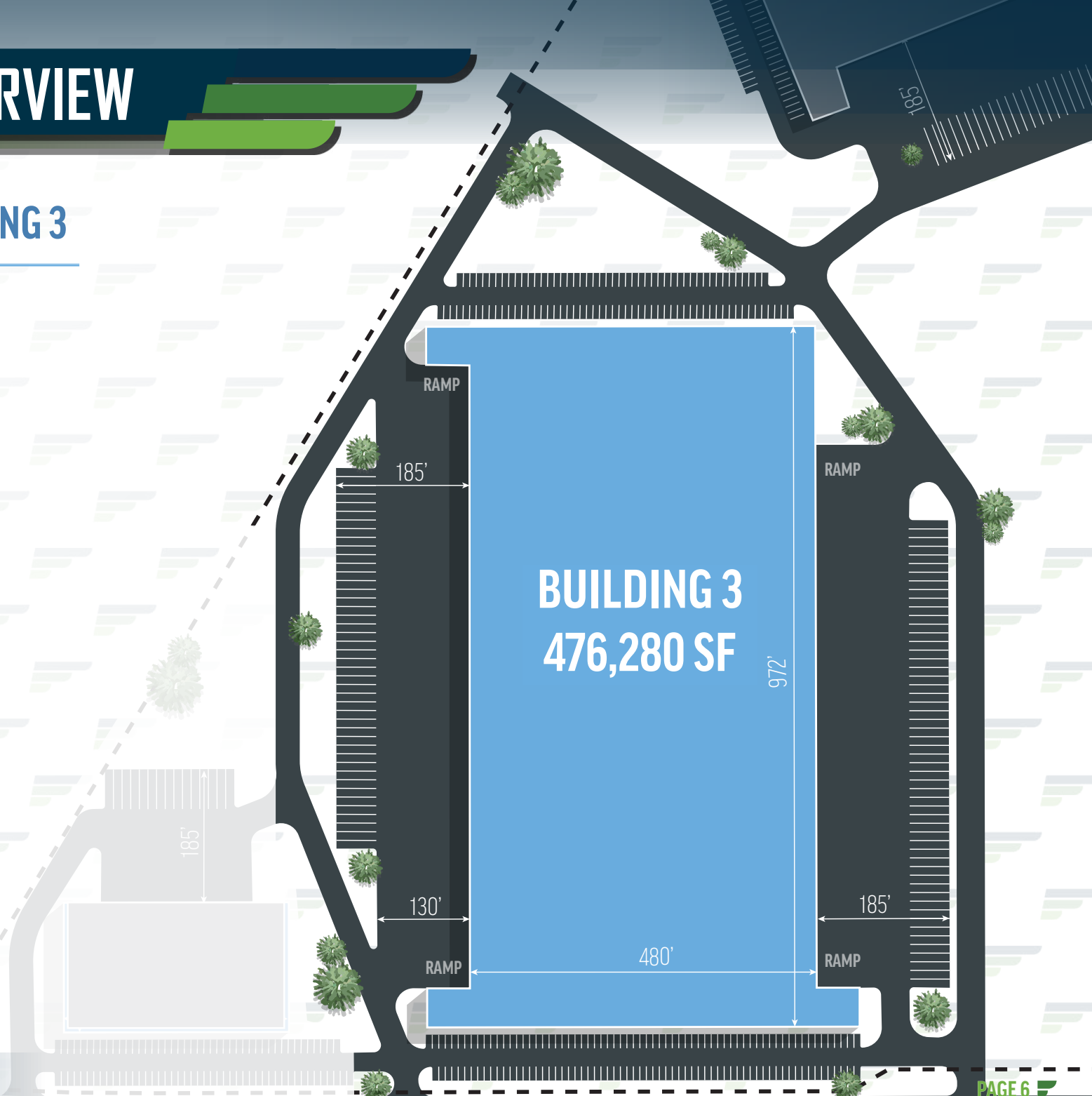
SIZE	146,640 SF	AUTO PARKING	127
OFFICE	BTS	TRAILER PARKING	27
CONFIGURATION	FRONT LOAD	DIMENSIONS	624' X 230'
CLEAR HEIGHT	32'	COLUMN SPACING	56' X 56.8'
DOCK DOORS	31	SPEED BAYS	60'
DRIVE-IN DOORS	2 OVERHEAD	SLAB THICKNESS	6"



BUILDING OVERVIEW

PHASE 2 BUILDING 3

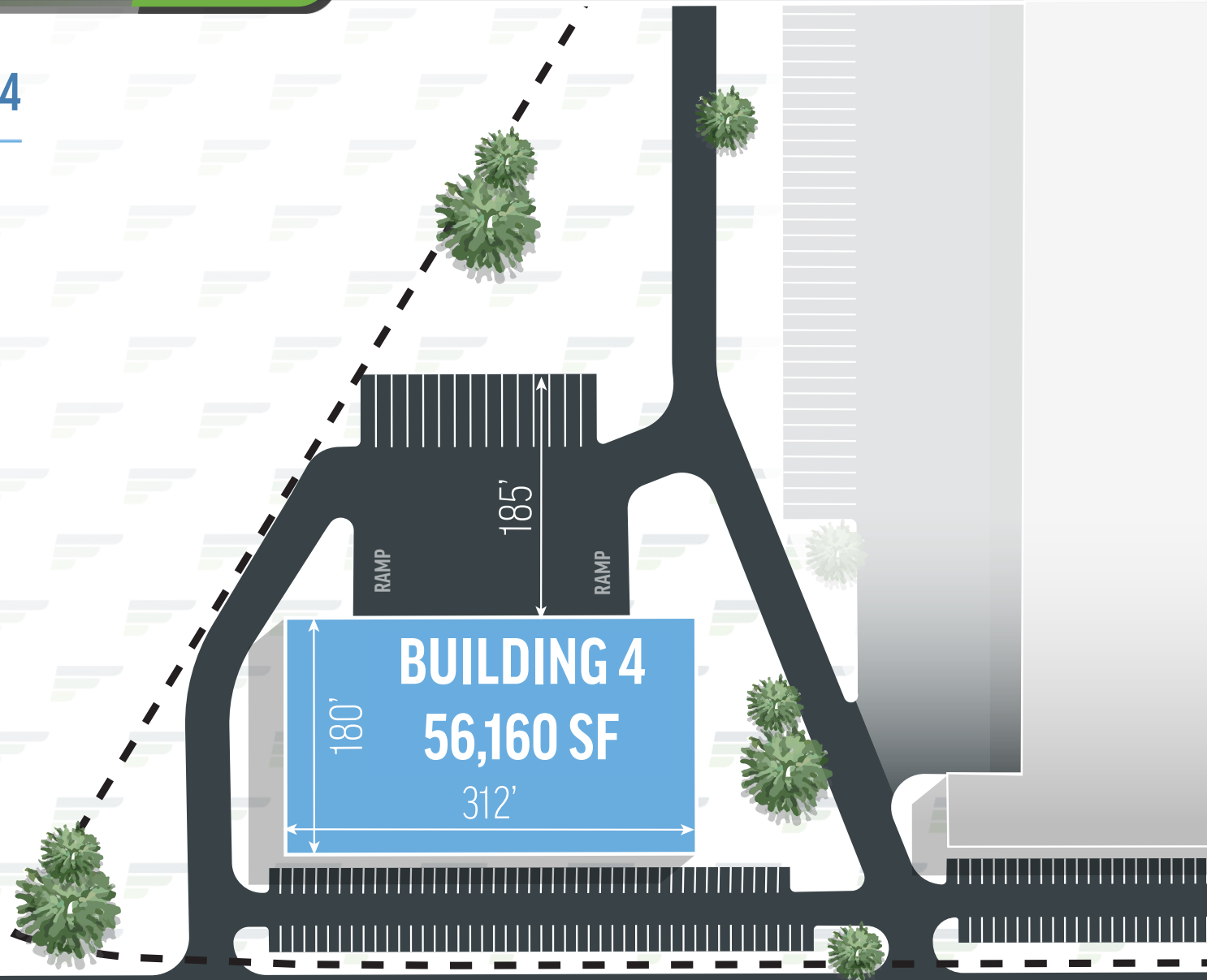
SIZE	476,280 SF
OFFICE	BTS
CONFIGURATION	CROSS-DOCK
CLEAR HEIGHT	36'
DOCK DOORS	97
DRIVE-IN DOORS	4 OVERHEAD
AUTO PARKING	236
TRAILER PARKING	98
DIMENSIONS	972' X 480'
COLUMN SPACING	54' X 51.5'
SPEED BAYS	60'
SLAB THICKNESS	7"



BUILDING OVERVIEW

PHASE 2 BUILDING 4

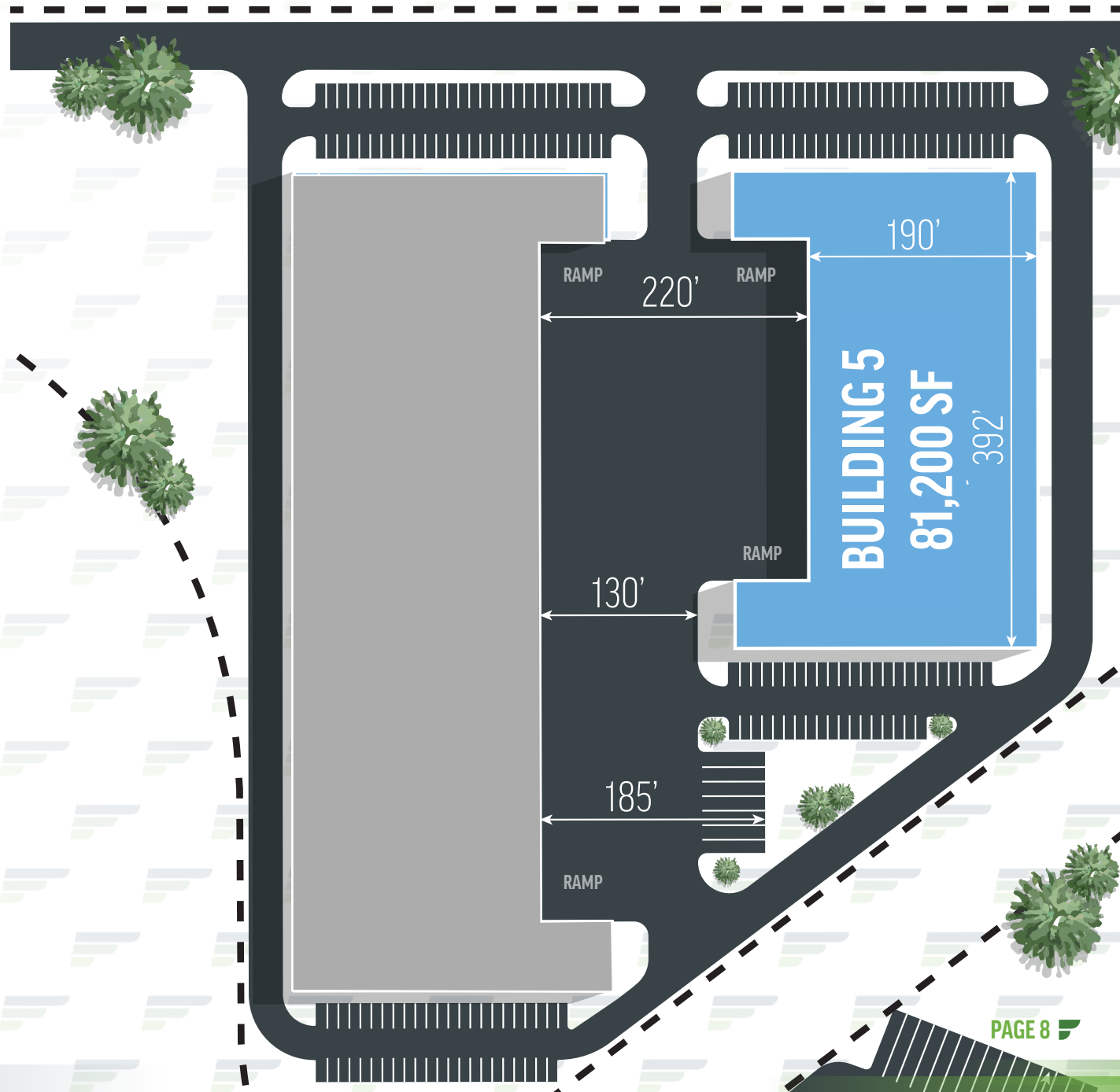
SIZE	56,160 SF
OFFICE	BTS
CONFIGURATION	REAR LOAD
CLEAR HEIGHT	32'
DOCK DOORS	11
DRIVE-IN DOORS	2 OVERHEAD
AUTO PARKING	90
TRAILER PARKING	15
DIMENSIONS	312' X 180'
COLUMN SPACING	52' X 60'
SPEED BAYS	60'
SLAB THICKNESS	6"



BUILDING OVERVIEW

PHASE 2 BUILDING 5

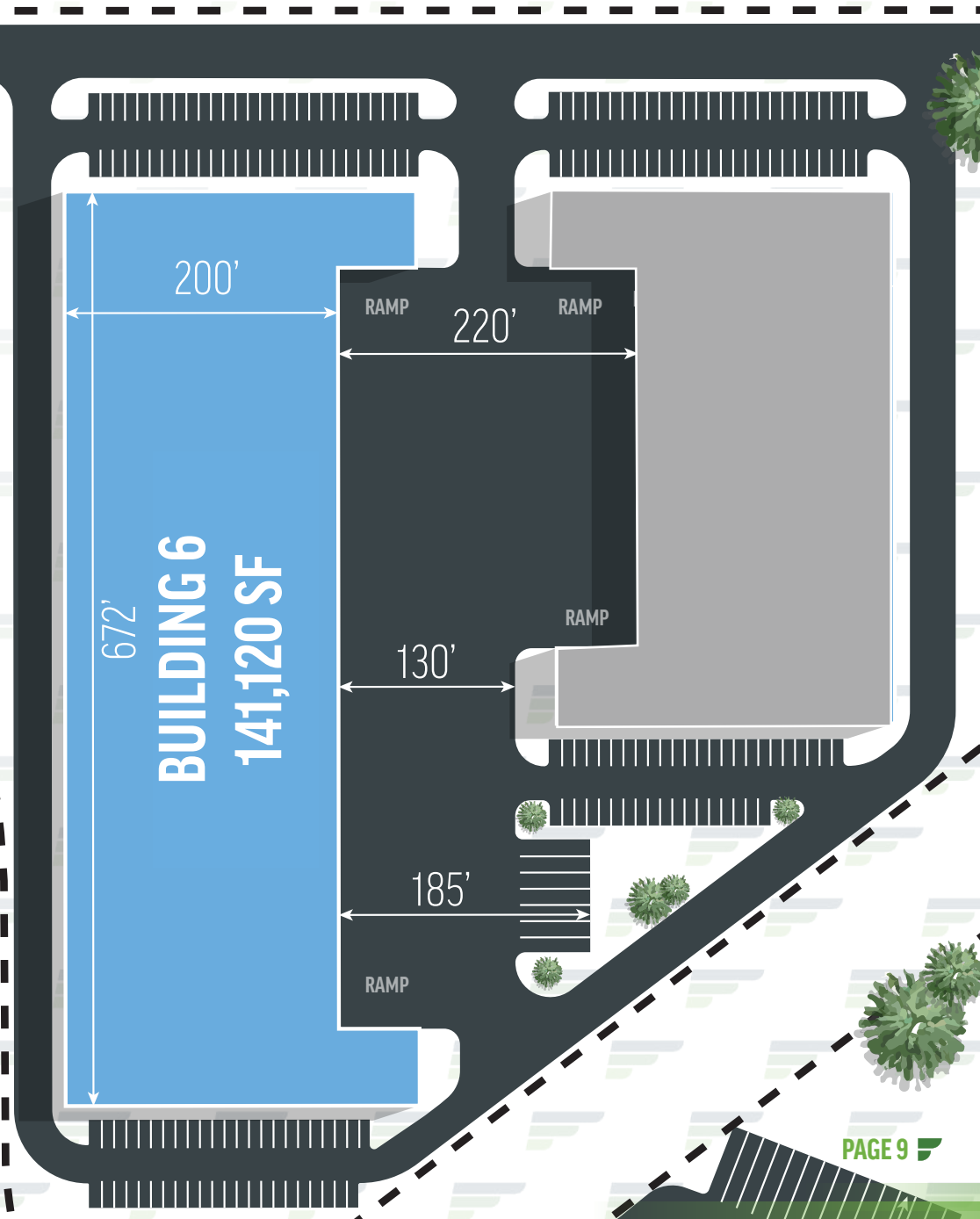
SIZE	81,200 SF
OFFICE	BTS
CONFIGURATION	FRONT LOAD
CLEAR HEIGHT	32'
DOCK DOORS	14
DRIVE-IN DOORS	2 OVERHEAD
AUTO PARKING	94
DIMENSIONS	190' X 392'
COLUMN SPACING	56' X 43.4'
SPEED BAYS	60'
SLAB THICKNESS	6"



BUILDING OVERVIEW

PHASE 2 BUILDING 6

SIZE	141,120 SF
OFFICE	BTS
CONFIGURATION	FRONT LOAD
CLEAR HEIGHT	32'
DOCK DOORS	31
DRIVE-IN DOORS	2 OVERHEAD
AUTO PARKING	99
TRAILER PARKING	7
DIMENSIONS	672' X 200'
COLUMN SPACING	56' X 46.8'
SPEED BAYS	60'
SLAB THICKNESS	6"



WORKFORCE ACCESS



WAREHOUSE WORKERS

\$18.08 AVG EARNINGS [HOURLY]

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	14%	369	3,423
30 Min	13%	9,632	39,773
45 Min	16%	15,867	93,567



FORKLIFT DRIVERS

\$20.73 AVG EARNINGS [HOURLY]

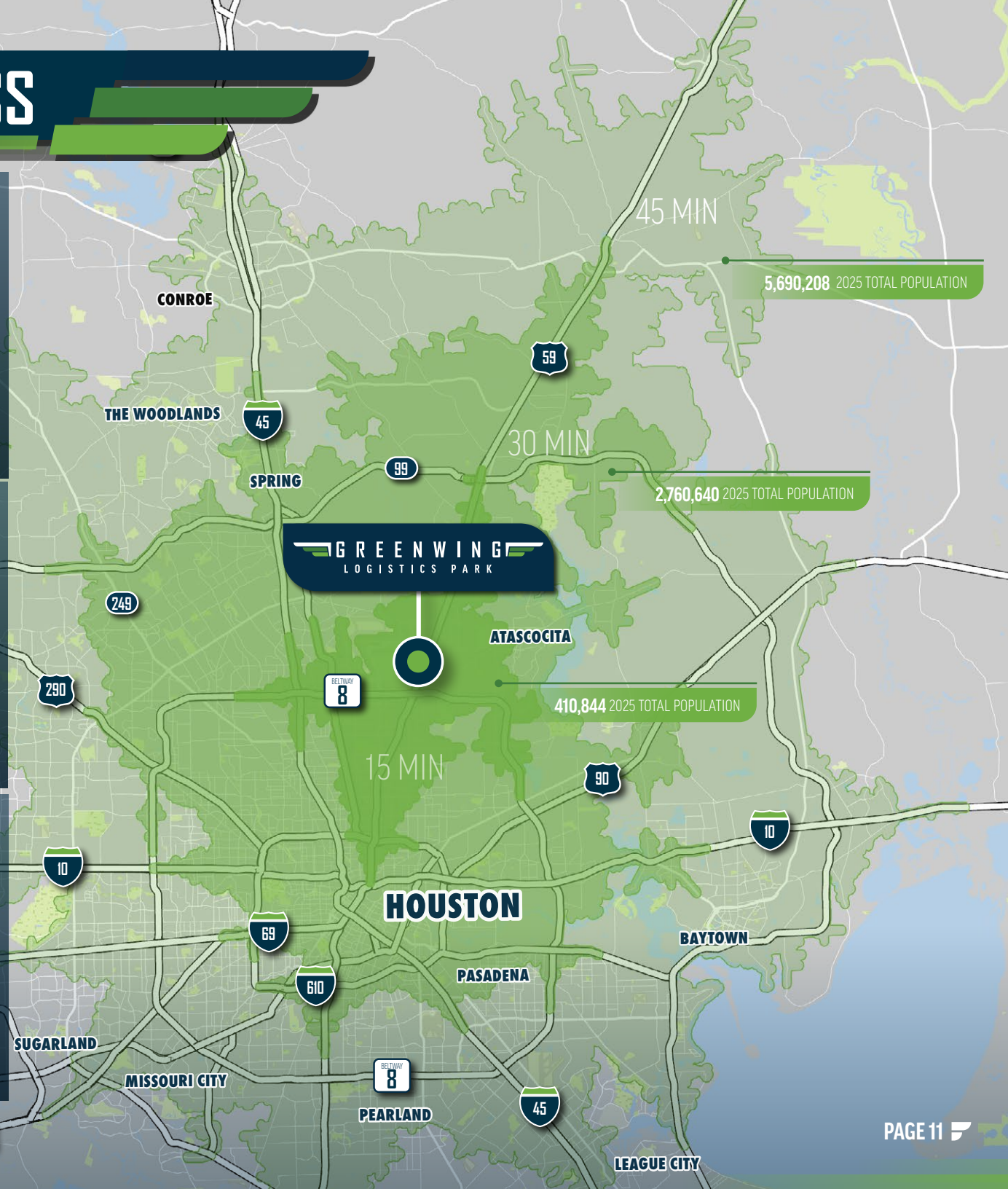
Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	41%	101	589
30 Min	39%	1,344	6,690
45 Min	43%	1,980	15,023



MANUFACTURERS + FABRICATORS

\$18.55 AVG EARNINGS [HOURLY]

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	5%	226	660
30 Min	5%	3,604	7,564
45 Min	5%	4,547	17,681



34M POPULATION REACH

167 Miles
11,500,037 2025 Population Reach

AUSTIN, TX

209 Miles
16,094,198 2025 Population Reach

SAN ANTONIO, TX

231 Miles
19,625,647 2025 Population Reach

DALLAS, TX

261 Miles
26,481,106 2025 Population Reach

FORT WORTH, TX

363 Miles
33,830,539 2025 Population Reach

LAREDO, TX

2025 TOTAL POPULATION

8,917,921

2 HOURS

225,869,694

4 HOURS

34,202,621

6 HOURS

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