


NORTH BELT EXCHANGE



NORTH SAM HOUSTON PWKY E | HOUSTON, TX 77032



- 
- North Belt Exchange is a purpose-built industrial and manufacturing facility designed for speed, efficiency, and operational clarity. Positioned directly on Beltway 8 in North Houston, it delivers the kind of access, visibility, and infrastructure today's industrial and manufacturing users demand.

From distribution to heavy equipment operations, The Exchange handles it—seamlessly.

**BELTWAY VISIBILITY.
BUILT FOR OPERATIONS.**

PURPOSE-BUILT FOR RESULTS

- North Belt Exchange is designed to meet the real demands of modern industrial users—from distribution and logistics to manufacturing and service operations.

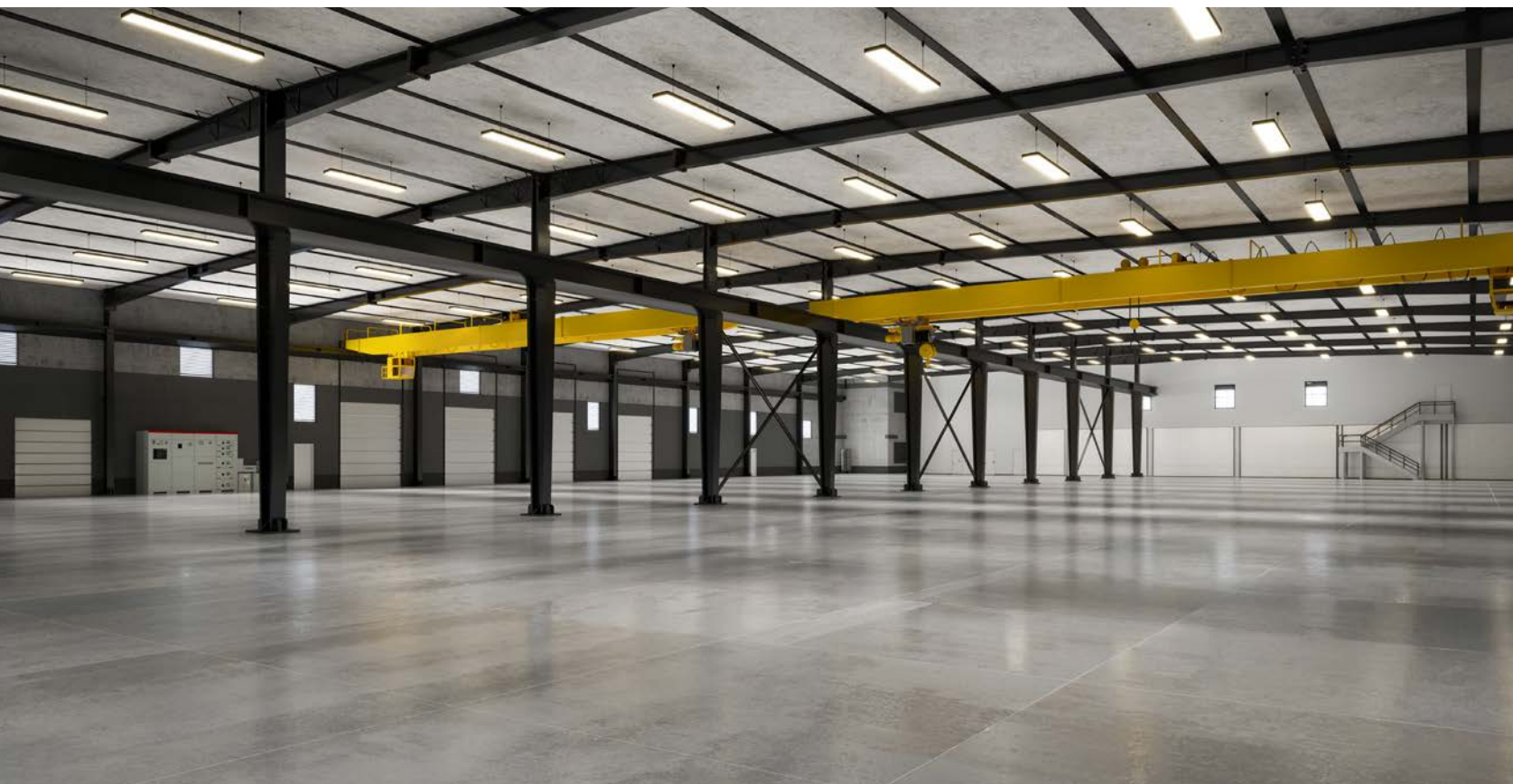
The building delivers a highly functional layout with front-load configuration, crane-ready capacity, and efficient circulation throughout the site. Every element is intentional, allowing tenants to move product, equipment, and people without friction.

- ±56,900 SF total
- ±52,200 SF warehouse
- ±5,700 SF office (including mezzanine)
- Front-load design with ample truck court
- High-piled storage ready
- 20-ton crane ready



FLEXIBILITY BY DESIGN

- Whether it's heavy equipment operations, manufacturing and fabrication, or distribution and logistics, North Belt Exchange delivers the infrastructure and layout modern industrial tenants demand.



Manufacturing & Heavy Equipment

- **20-ton crane capacity** handles heavy machinery, raw materials, and finished components
- **28' clear height** accommodates production equipment, assembly operations, and vertical storage
- **3PH/480V/2000A** power supports CNC equipment, welders, compressors, and industrial tools
- **52,200 SF warehouse** with efficient flow from receiving to production to shipping

Distribution & Logistics





- **Direct Beltway 8 frontage** with 120,000+ VPD for brand visibility and easy navigation
- **Minutes from IAH** enables air cargo access for time-sensitive shipments
- **High-piled storage ready** maximizes cubic density for SKU-intensive operations
- **130' truck court depth** handles simultaneous loading/unloading without yard congestion

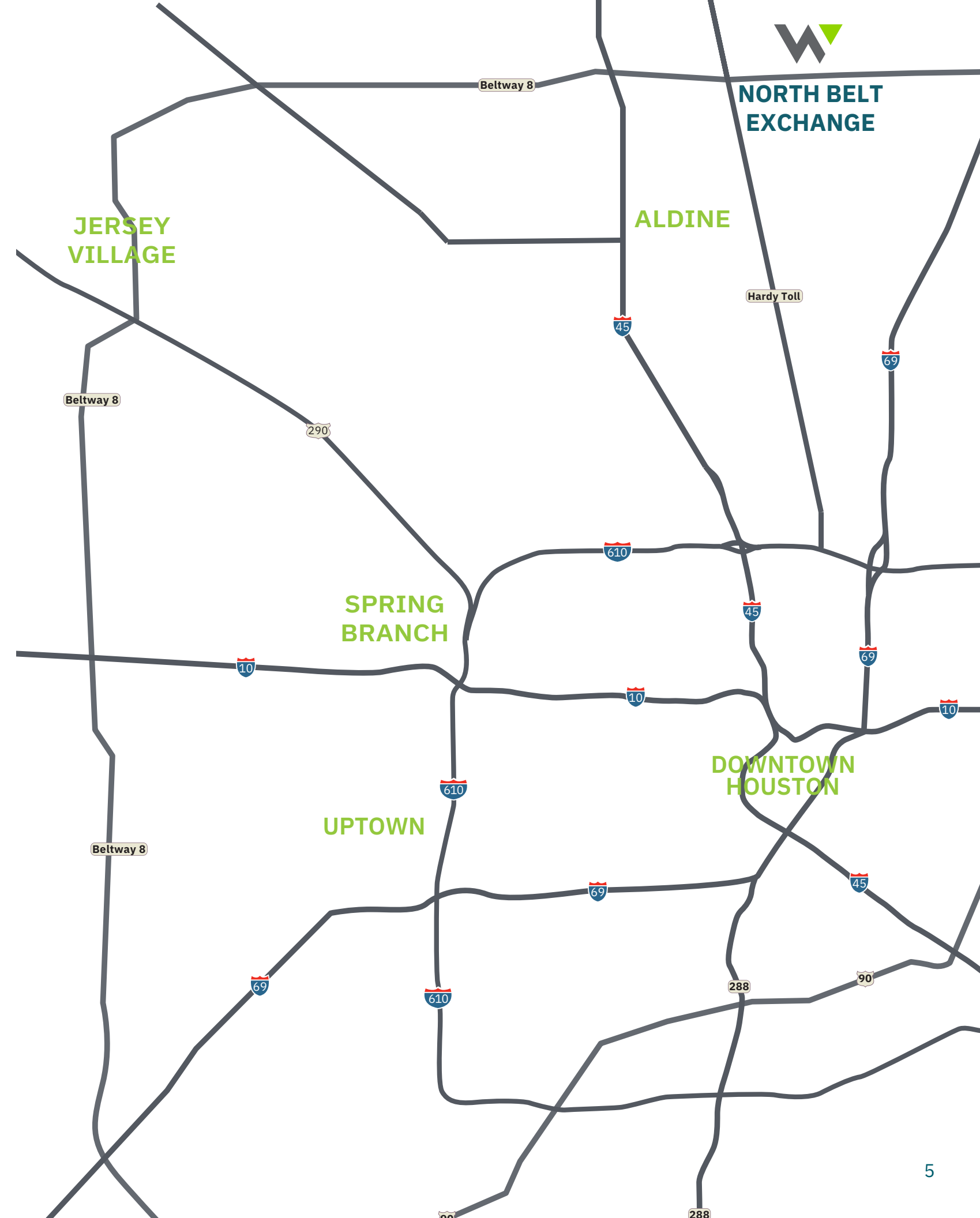
CONNECTED TO EVERYTHING THAT MATTERS

- Located along Beltway 8 in North Houston, North Belt Exchange offers immediate access to the region's most critical transportation infrastructure.

With direct frontage on the Sam Houston Tollway and proximity to major thoroughfares, the property allows for seamless movement across the Houston metro and beyond.

Minutes from:

-  George Bush Intercontinental Airport (IAH)
-  Hardy Toll Road
-  Interstate 45 North
-  US-59 / I-69



SURROUNDED BY INDUSTRY

- The North Belt submarket continues to attract a dense concentration of industrial users driven by its proximity to IAH and Houston's freight network.

From last-mile distribution to international logistics, the surrounding area supports a wide range of operational needs.

Tenants benefit from:

- Immediate access to air cargo and freight routes
- A strong and growing industrial ecosystem
- Access to a deep North Houston labor pool
- Nearby dining, services, and lodging options

This is an environment built for growth—today and into the future.



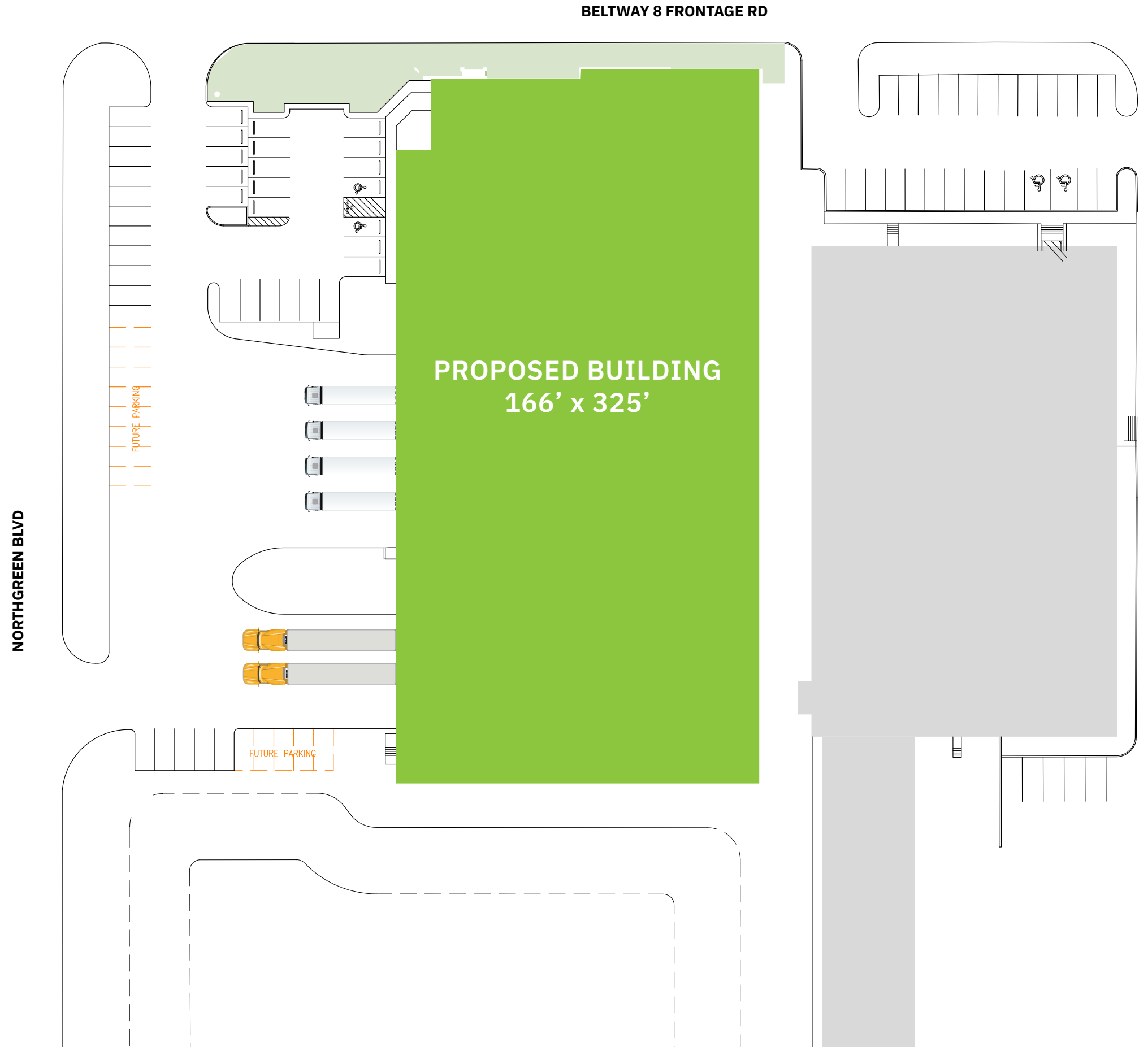
DESIGNED FOR FLOW

- ✔ Situated on approximately 4 acres, North Belt Exchange is configured to maximize efficiency across every movement point, from truck circulation to loading access.

The site layout prioritizes clarity, access, and usability, ensuring smooth day-to-day operations.

- 166' x 325' building dimensions
- 130' truck court depth
- Front-load configuration
- Direct Beltway 8 frontage

The result is a site that works as hard as your operation.



BUILDING SPECS

±56,900 SF

AVAILABLE 2ND QUARTER 2027

OFFICE SF	1,000 SF (GROUND) 4,700 SF (MEZZANINE)
WAREHOUSE DOORS	±52,200 SF (4) 14' X 16' GRADE (2) 10' X 10' DOCK
EAVE HEIGHT	28'
ELECTRICAL CRANES	3PH/480V/2000AMPS 20-TON READY
EXTERIOR SPRINKLED	TILT-WALL CONSTRUCTION 100%





**READY TO PERFORM?
PRE-LEASE NOW.**



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