



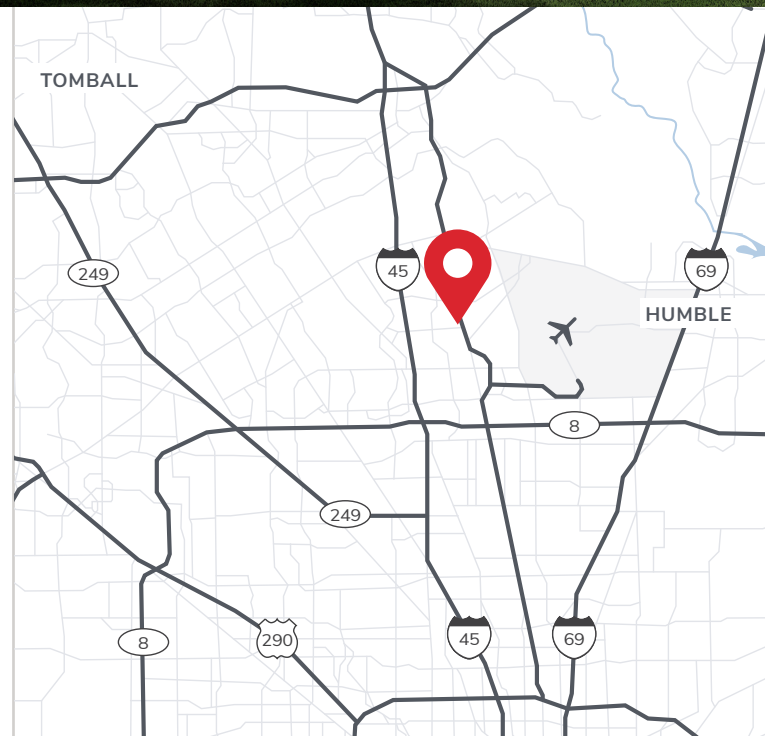
CORE5 LOGISTICS CENTER AT AIRTEX

20320 & 20440 HARDY RD., HOUSTON, TX 77073

858,782 SF Delivering Q1 2027

Property Overview:

- New tilt-wall construction
- Cross-dock & front-load configurations
- Located in the North Houston submarket
- Immediate access to I-45, Hardy Toll Road, and Beltway 8
- Less than 4 miles from Bush IAH
- Strong labor pool in the immediate & surrounding areas



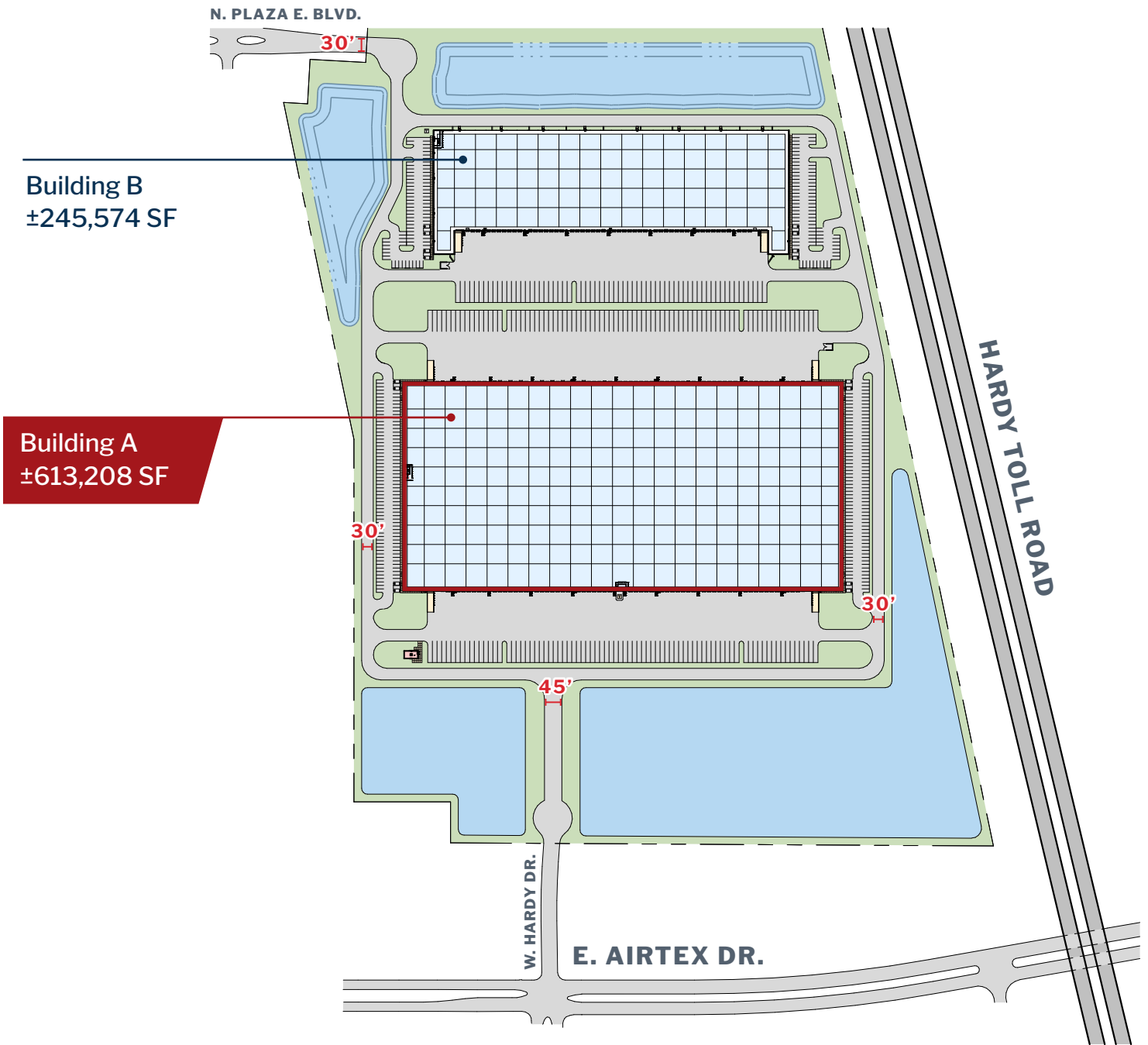
DEVELOPER



LEASING AGENT

CORE5 LOGISTICS CENTER AT AIRTEX

BUILDING A

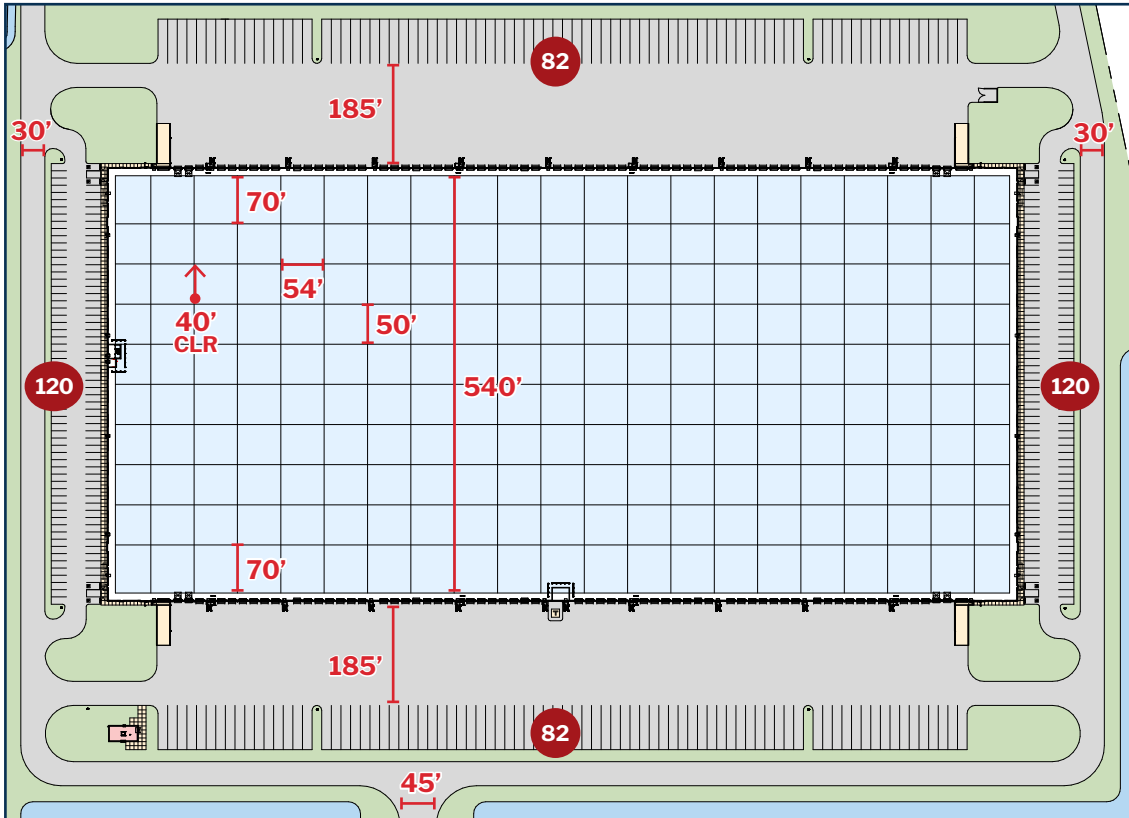


DEVELOPER

±613,208 SF

LEASE AVAILABLE Q1 2027

20320 West Hardy Road, Houston, TX



BUILDING A SPECIFICATIONS:

- ±613,208 SF
- ±47.42 acres
- Cross-dock configuration
- 50' x 54' column spacing with 70' x 54' speed bays
- 8" thick steel-reinforced slabs (4,000 psi min.), slab on-grade. Vapor barrier under each end bay
- 40' clear height
- (124) 9' x 10' dock-high doors
- (4) 14' x 16' ramped drive-in doors
- 185' truck court depth
- 240 auto parking spaces
- 164 trailer storage parking spaces
- ESFR sprinkler system
- 60 mil roof with white TPO membrane, fully adhered with a 20-year warranty. Rigid insulation with a total value of R16.2 (final design still underway)



LEASING AGENT

Garret Geaccone

Executive Vice President

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Boone Smith

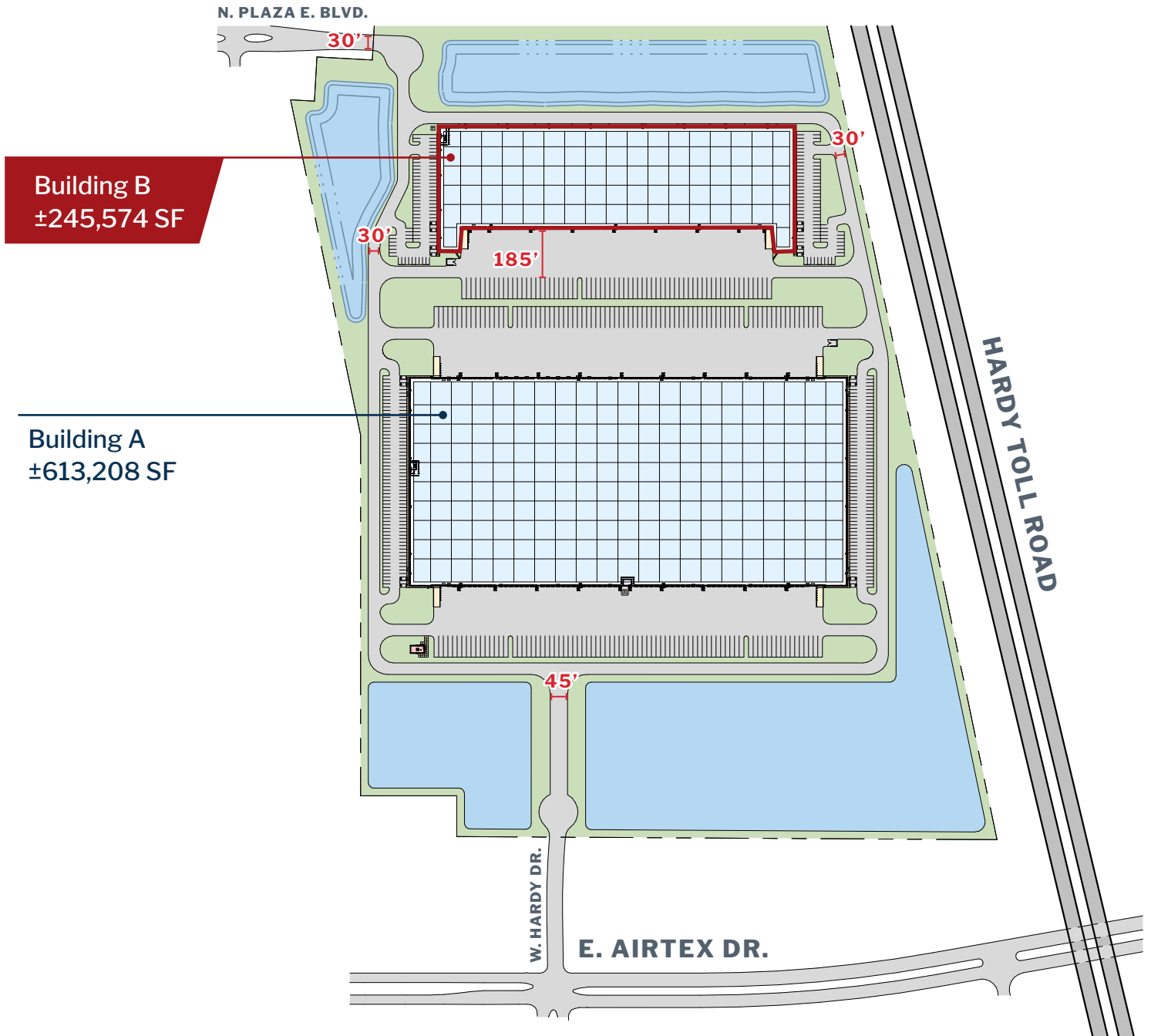
Senior Vice President

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CORE5 LOGISTICS CENTER AT AIRTEX

BUILDING B

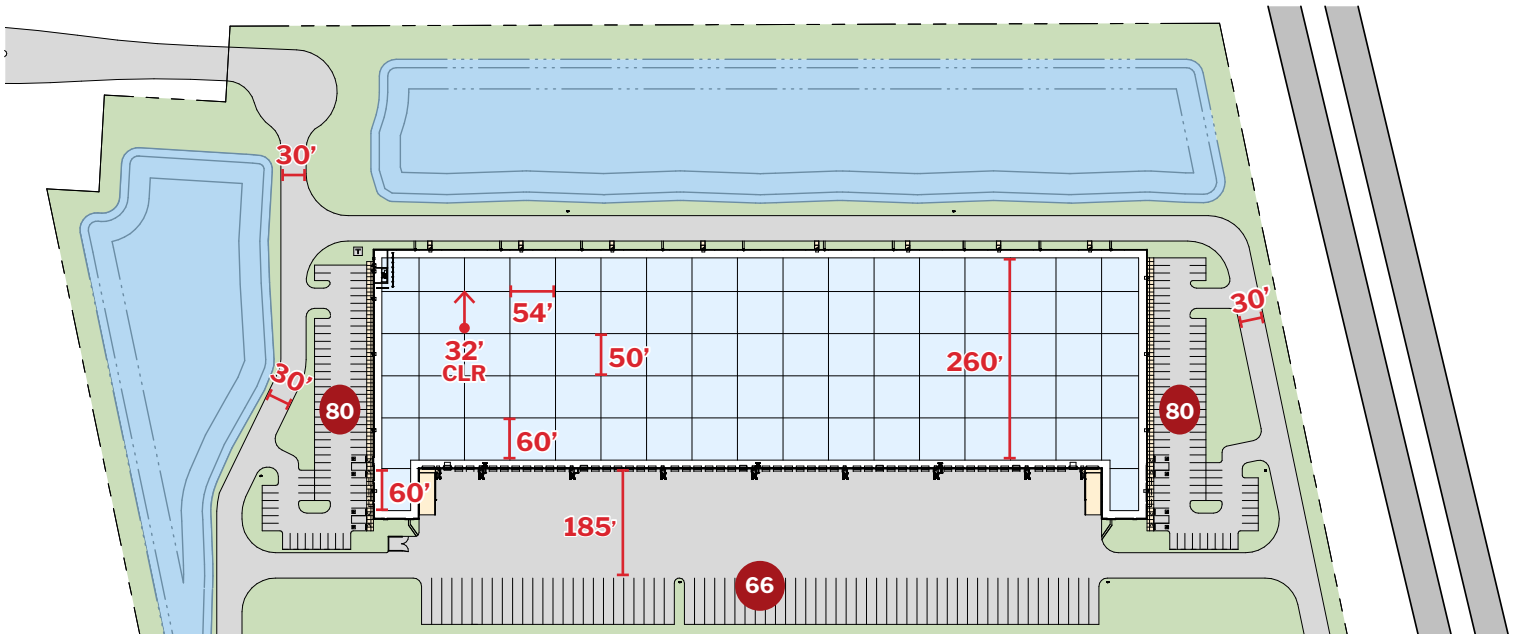


DEVELOPER

±245,574 SF

LEASE AVAILABLE Q1 2027

20440 West Hardy Road, Houston, TX



BUILDING B SPECIFICATIONS:

- ±245,574 SF
- ±22.68 acres
- Front-load configuration
- 50' x 54' column spacing with 60' x 54' speed bays
- 7" thick steel-reinforced slabs (4,000 psi min.), slab on-grade. Vapor barrier under entire slab
- 32' clear height
- (49) 9' x 10' dock-high doors
- (2) 14' x 16' ramped drive-in doors
- 185' truck court depth
- 160 auto parking spaces
- 66 trailer storage parking spaces
- ESFR sprinkler system
- 60 mil roof with white TPO membrane, fully adhered with a 20-year warranty. Rigid
- Insulation with a total value of R30



LEASING AGENT

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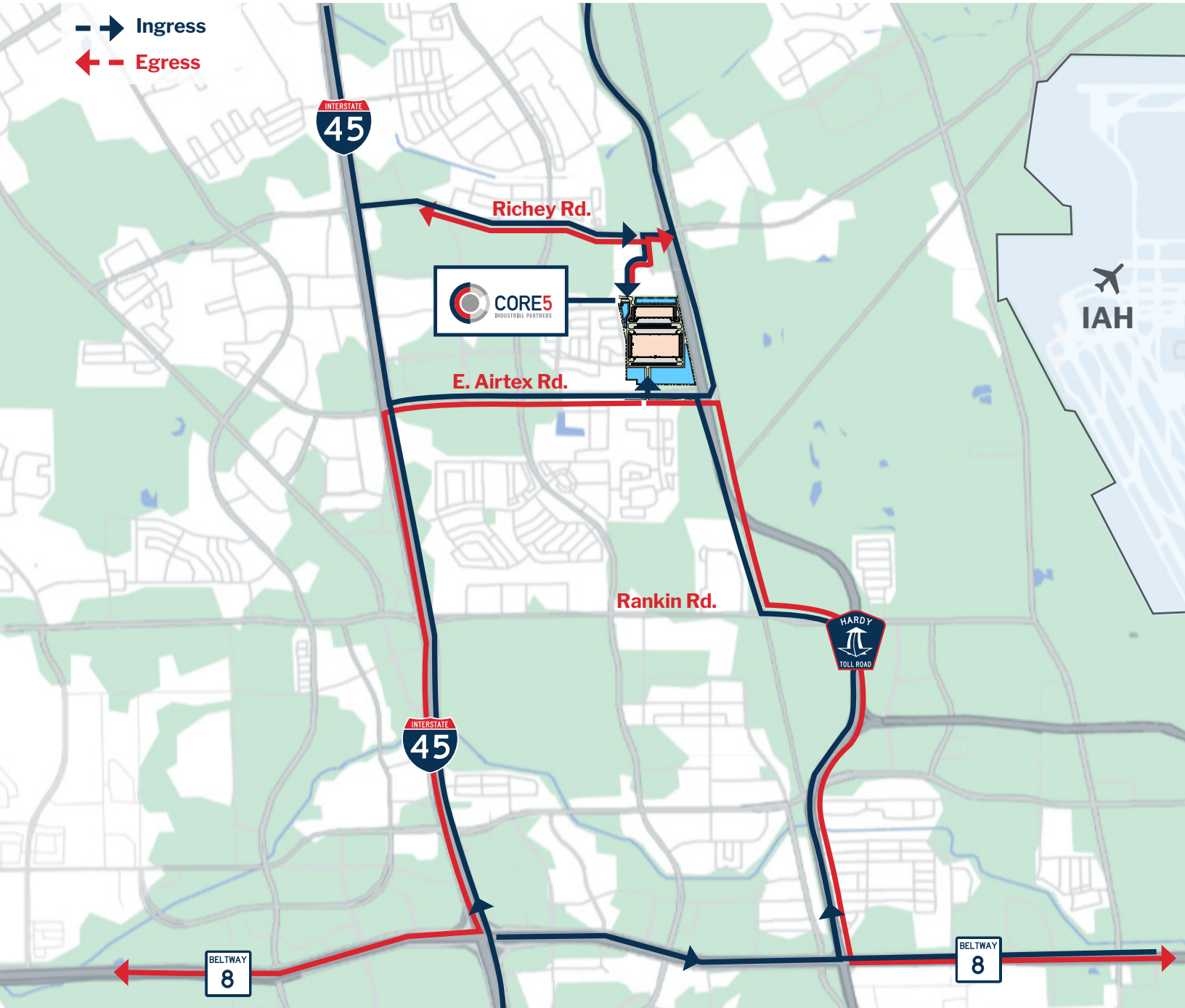
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CORE5 LOGISTICS CENTER AT AIRTEX

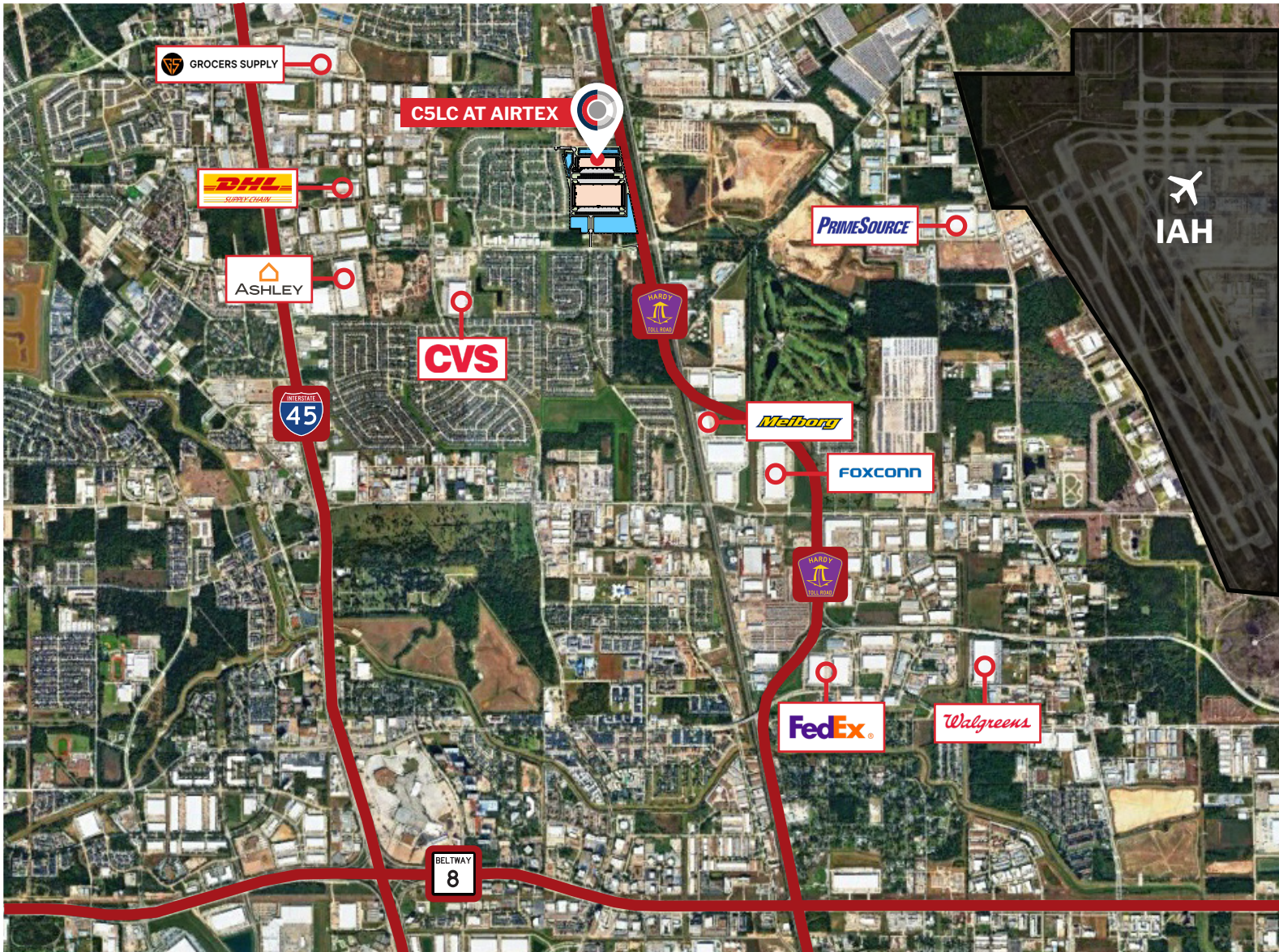
20320 & 20440 HARDY RD., HOUSTON, TX 77073



DEVELOPER

858,782 SF

DELIVERING Q1 2027



Distance to
C5LC at Airtex

<4 miles
Bush IAH

4.9 miles
Beltway 8

1.9 miles
I-45

220 miles
Dallas, TX



LEASING AGENT

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