



★ AmeriPort



A Development by:
NATIONAL
PROPERTY HOLDINGS

For Information:
Colliers

AmeriPort INDUSTRIAL PARK

THE AREA

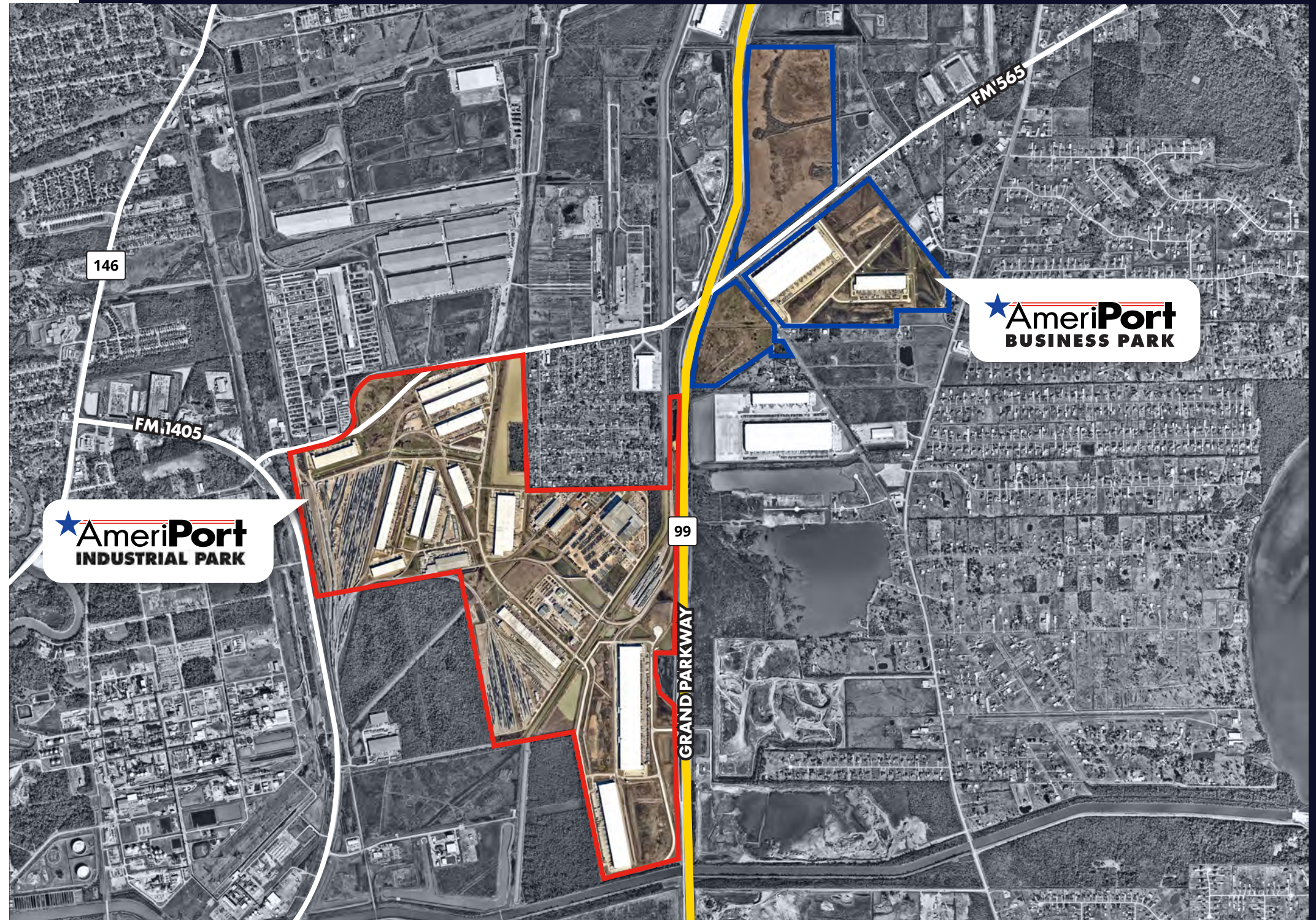
The location offers superior connectivity to, through, and around the Greater Houston metroplex. The business park lies at the intersection of the Grand Parkway and S. FM 565, which provides direct connectivity to Interstate 10 to the north and Highway 146 to the south.

THE PARK

AmeriPort offers Class A space suitable for a variety of uses. The location can provide Grand Parkway signage opportunities as well as direct, convenient access to Hwy 146 and I-10. The park is served by Chambers Co. Improvement District No. 2 utilities and benefits from one of the lowest tax rates in the area.

THE BUILDINGS

The project offers institutional grade tilt-wall 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.



42 MILES
BUSH IAH AIRPORT



31 MILES
DOWNTOWN HOUSTON



32 MILES
HOBBY AIRPORT



16 MILES
PORT OF HOUSTON

PARK FEATURES

- 835 Acre master planned, deed restricted industrial park
- Dual rail service with Union Pacific and BNSF railway
- Integrated rail services provided by Rail Logix AmeriPort, LLC
- Foreign Trade Zone (FTZ) designation, No. 171
- Up to 150 acres available for build-to-suit
- Among the lowest operating expenses in the region
- Regional detention system - 100% net acreage
- Fiber, natural gas, and 35 KV electric service on-site
- Close proximity to Barbour's Cut and Bayport Container Terminals
- High capacity natural gas pipeline access
- Heavy haul access to I-10 and barge terminals
- Industrial water supply available from Coastal Water Authority
- Located in Pro-Business Chambers County (Baytown, TX)
- Utilities provided by Chambers County Improvements District #2

PARK AVAILABILITIES

Building 13 **Under Construction**

145,860 SF
Front Load, Dock High
Rail Served
Office BTS
30' Clear Height

Building 14 **Available Now**

133,000 SF
Front Load, Dock High
Rail Served - Up to 2 Rail Spurs Possible
2,560 SF Office
30' Clear Height

Building 16

161,700 SF Proposed
Front Load, Dock High
Office BTS
185' Truck Court
710' x 220' Bldg Dimensions
Frontage on FM 565

Building 18

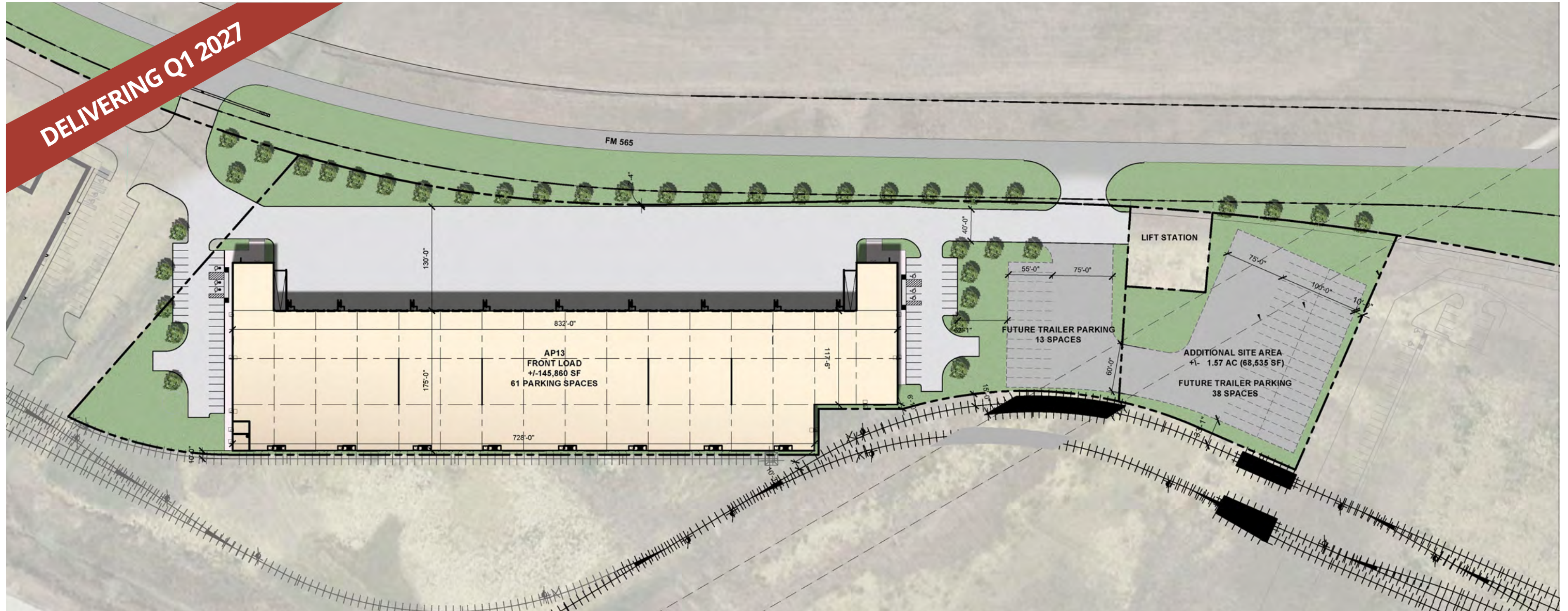
744,000 SF Proposed
Front Load, Dock High
Rail Served
Office BTS
180' Truck Court
2480' x 300' Bldg Dimensions

Building 20

603,200 SF Proposed
Front Load, Dock High
Rail Served
Office BTS
180' Truck Court
1508' x 400' Bldg Dimensions



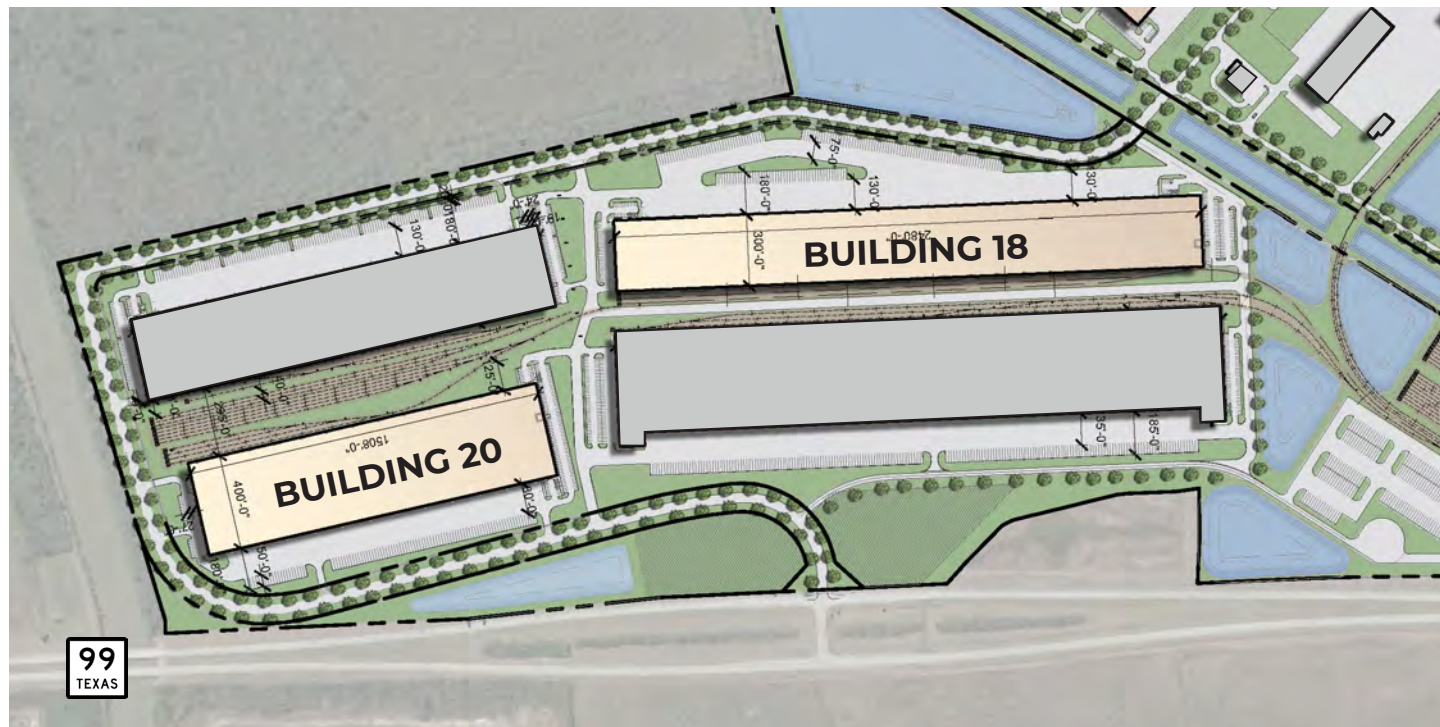
BUILDING 13 SPECIFICATIONS



ADDRESS	1414 FM 565 Road, Baytown, TX 77523
BUILDING SIZE	145,860 SF Total
AVAILABLE	145,860 SF
OFFICE	Build-to-suit
CONFIGURATION	Front Load / Rail Served
CLEAR HEIGHT	30'
RAIL	UP & BNSF via Rail Logix

SPRINKLERS	ESFR Sprinkler System
LOADING	Dock-High
RAMPS	Oversized Drive-In Ramps
COLUMN SPACING	Minimum 52' on Interior Bays
LIGHTING	LED Exterior Lighting
FLOOD PLAIN	Outside of 500-year
ACCESS	Frontage on FM 565

BUILD-TO-SUIT BUILDINGS

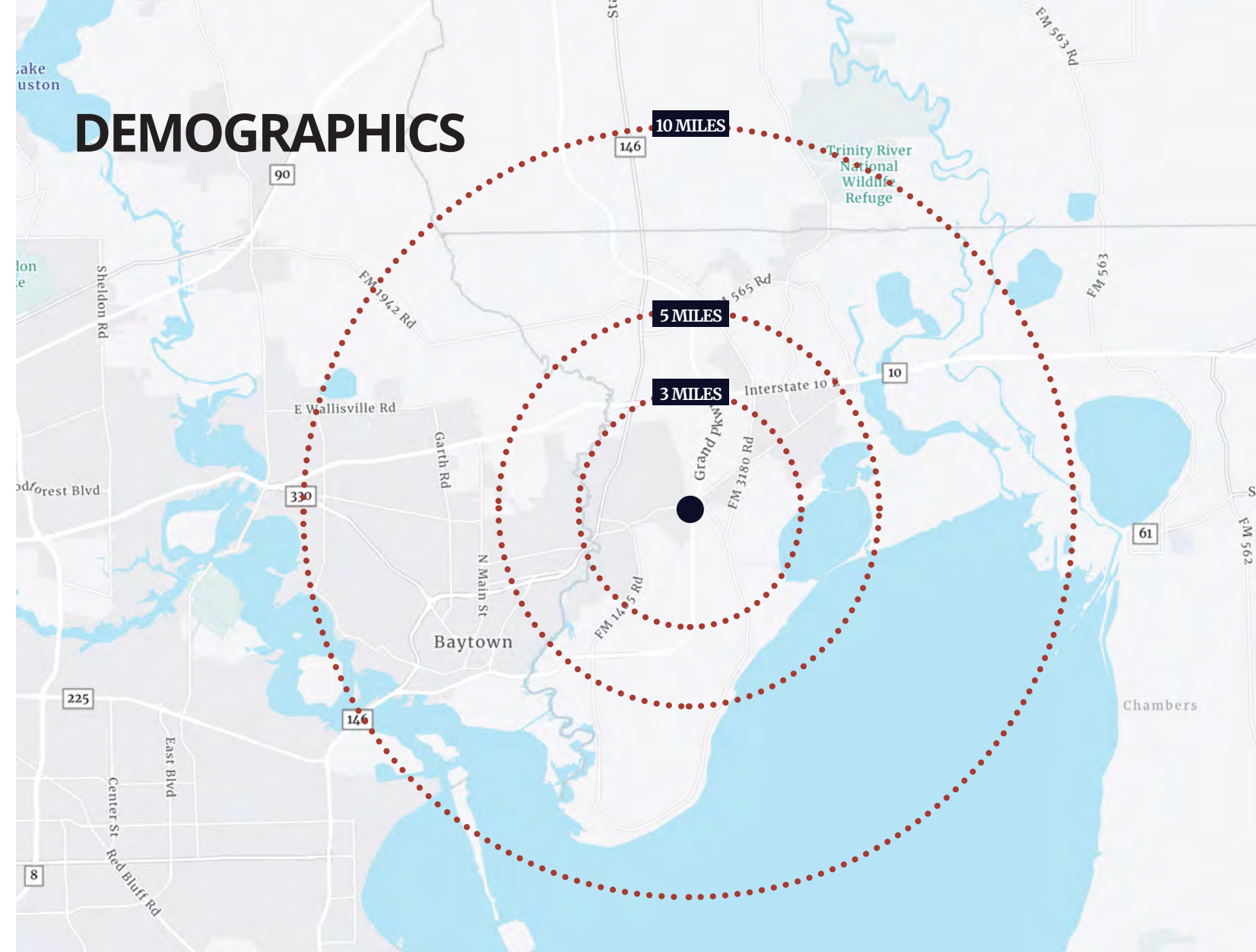


Building 16
 161,700 SF Proposed
 Front Load, Dock High
 Office BTS
 185' Truck Court
 710' x 220' Bldg Dimensions
 Frontage on FM 565

Building 18
 744,000 SF Proposed
 Front Load, Dock High
 Rail Served
 Office BTS
 180' Truck Court
 2480' x 300' Bldg Dimensions

Building 20
 603,200 SF Proposed
 Front Load, Dock High
 Rail Served
 Office BTS
 180' Truck Court
 1508' x 400' Bldg Dimensions

DEMOGRAPHICS



LABOR

3 MI
 4,299
 Total Employees

5 MI
 17,213
 Total Employees

10 MI
 53,991
 Total Employees

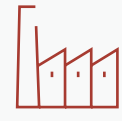


CONSUMERS

3 MI
 19,102
 Total Population

5 MI
 49,830
 Total Population

10 MI
 152,131
 Total Population



BUSINESSES

3 MI
 402
 Total Businesses

5 MI
 1,047
 Total Businesses

10 MI
 3,862
 Total Businesses



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

ABOUT RAIL LOGIX

Rail Logix, founded in 2006, is a privately owned rail yard operator providing storage, handling, and switching services for industries such as petrochemical, energy, agriculture, and logistics. In addition to core rail services, the company offers cleaning, maintenance, and transloading. Its yards are designed for efficiency, enabling reliable, on-demand railcar release to Class I carriers at least five days per week in a safe and cost-effective manner.

The company uses advanced technology, including a web-based yard management system and AEI readers, to deliver real-time inventory tracking and daily activity reports. Facilities are access-controlled and monitored 24/7 for security.

With locations in Texas and Louisiana, Rail Logix is positioned as a leading railcar storage provider in the Gulf Coast region, emphasizing safety, service, and community responsibility.

Its Ameriport facility in Baytown, Texas spans 835 acres with over 55 miles of track, accommodating up to 2,250 railcars (expandable beyond 3,000). Integrated with Ameriport Industrial Park, the operation improves efficiency and reduces costs by coordinating rail delivery, transloading, cleaning, maintenance, and staging as a streamlined, turnkey service.

SERVICES & AMENITIES

- Dual-Served by the Union Pacific Railroad & BNSF Railways
- Guaranteed Same-Day Interchange Service
- Rail Car Cleaning, Transloading and Packaging Services Available On-Site
- Multiple Locomotives Assures Uninterrupted Service
- Secure, Access Controlled Facility with 24 Hour Video Surveillance
- Heavy-Haul Corridor with Access to Barge Terminals on Cedar Bayou
- Yard Management System Features Real-Time Inventory Control with Web-Based Customer Interface

RAIL OPPORTUNITIES



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