



JACKSONSHAW

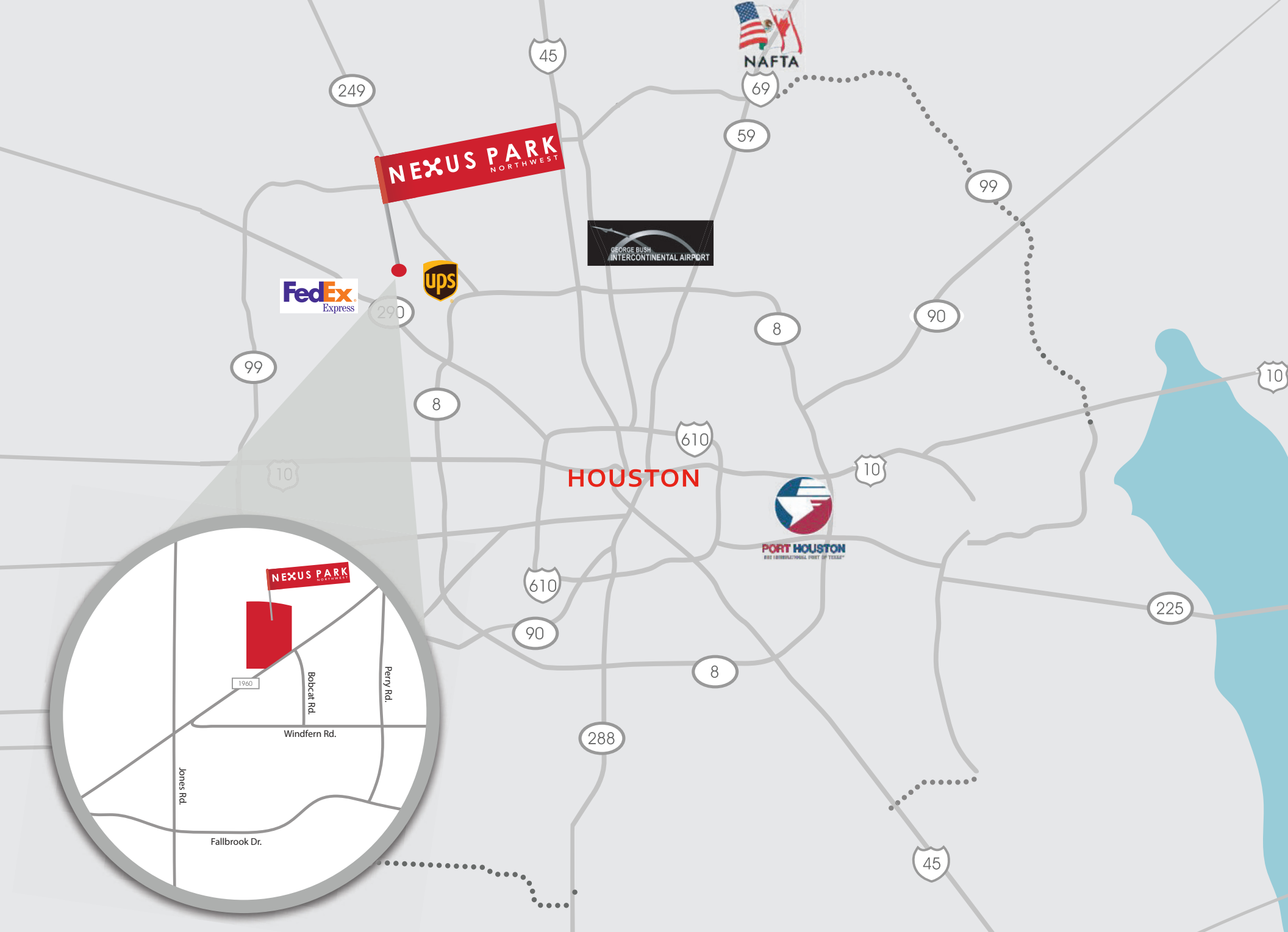
4-BUILDINGS | UP TO 476,594 SF

SUPERIOR CLASS-A INDUSTRIAL

1960

**NEXUS PARK**  
NORTHWEST | HOUSTON, TX









## HOUSTON CORE INDUSTRIAL

Strategic Supply Chain Markets  
Solid Market Fundamentals  
Expanding Local Economy



## GROWTH

Houston, TX  
Top 2 Fastest Growing  
Metros in US



## DIVISIBLE

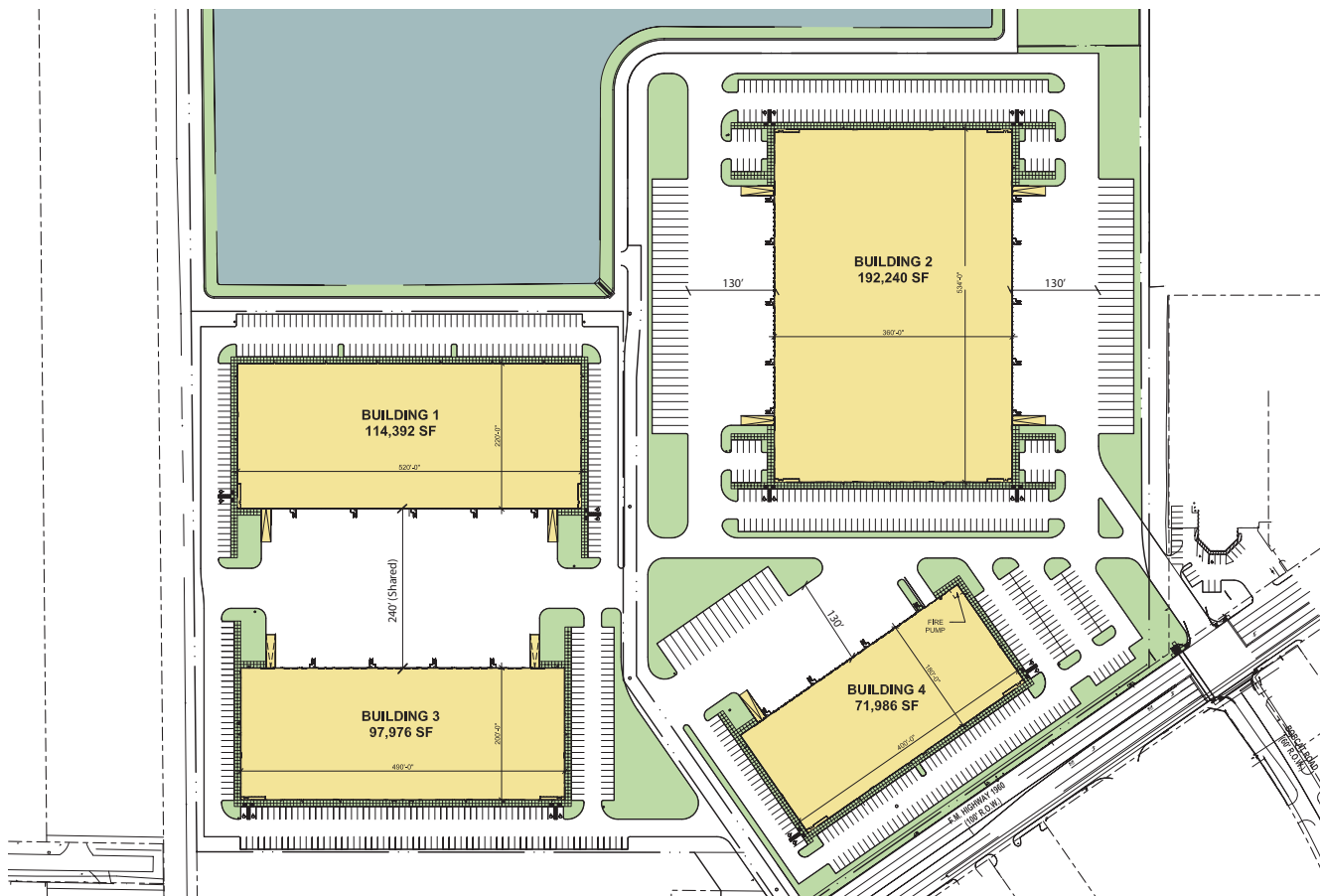
Buildings are easily divisible into a variety of suite sizes and loading configurations, offering flexibility in meeting a diverse range of tenant demands

## OVERVIEW

Nexus Park NorthWest is a four-building, 476,594-square-foot, Class A urban industrial development centrally located in heart of Houston's Northwest submarket, a vibrant and diversified business community, strategically located in one of the brightest economic regions in the world – Houston, Texas.

Situated on 45 acres, this best in class asset was developed to meet the demand of today's tenant with unparalleled accessibility via direct access FM 1960, just minutes from SH 249 and Beltway 8. It is specifically designed to cater to a wide variety of users ranging in size from 18,000 to 476,640-square feet.

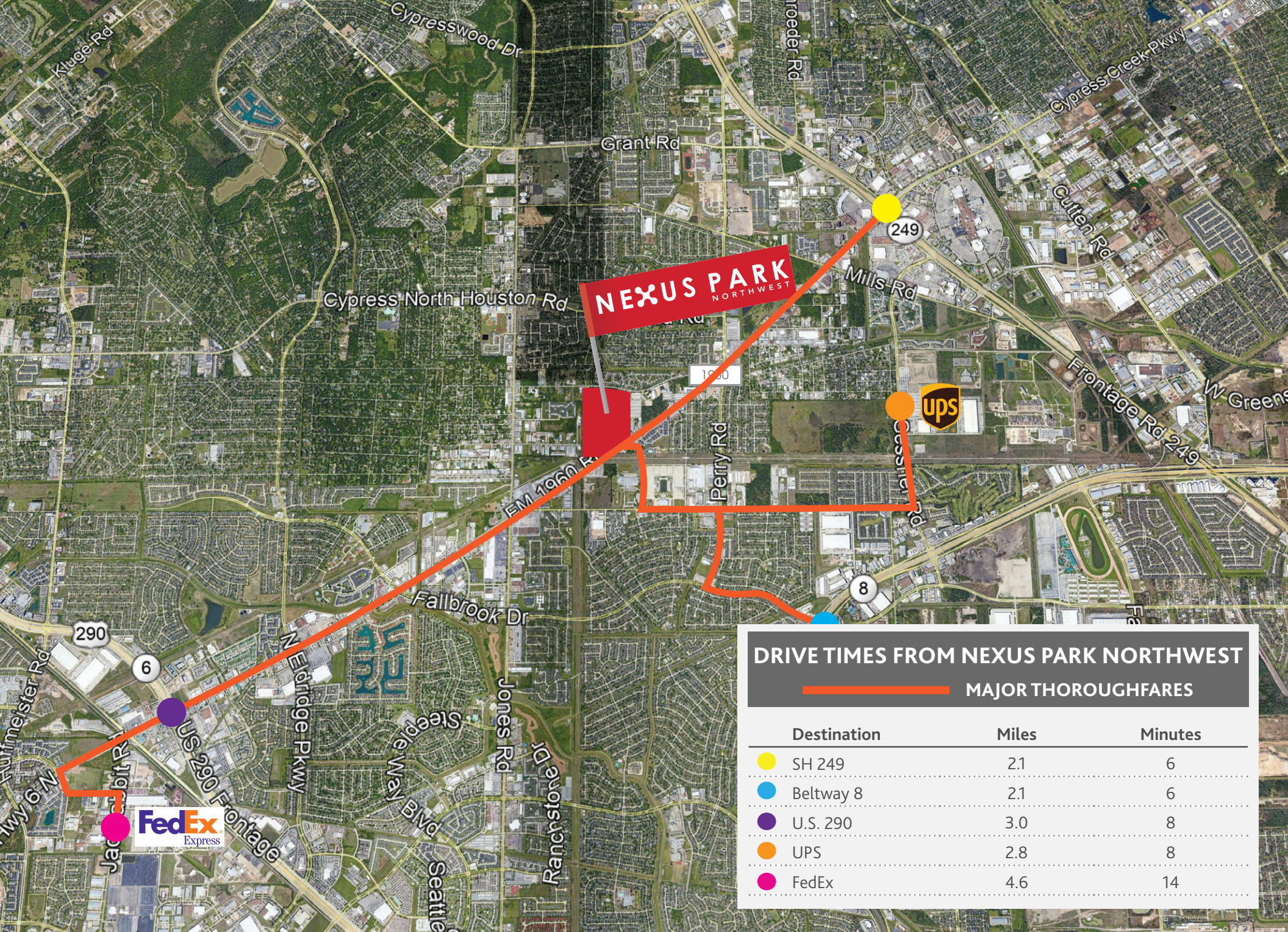




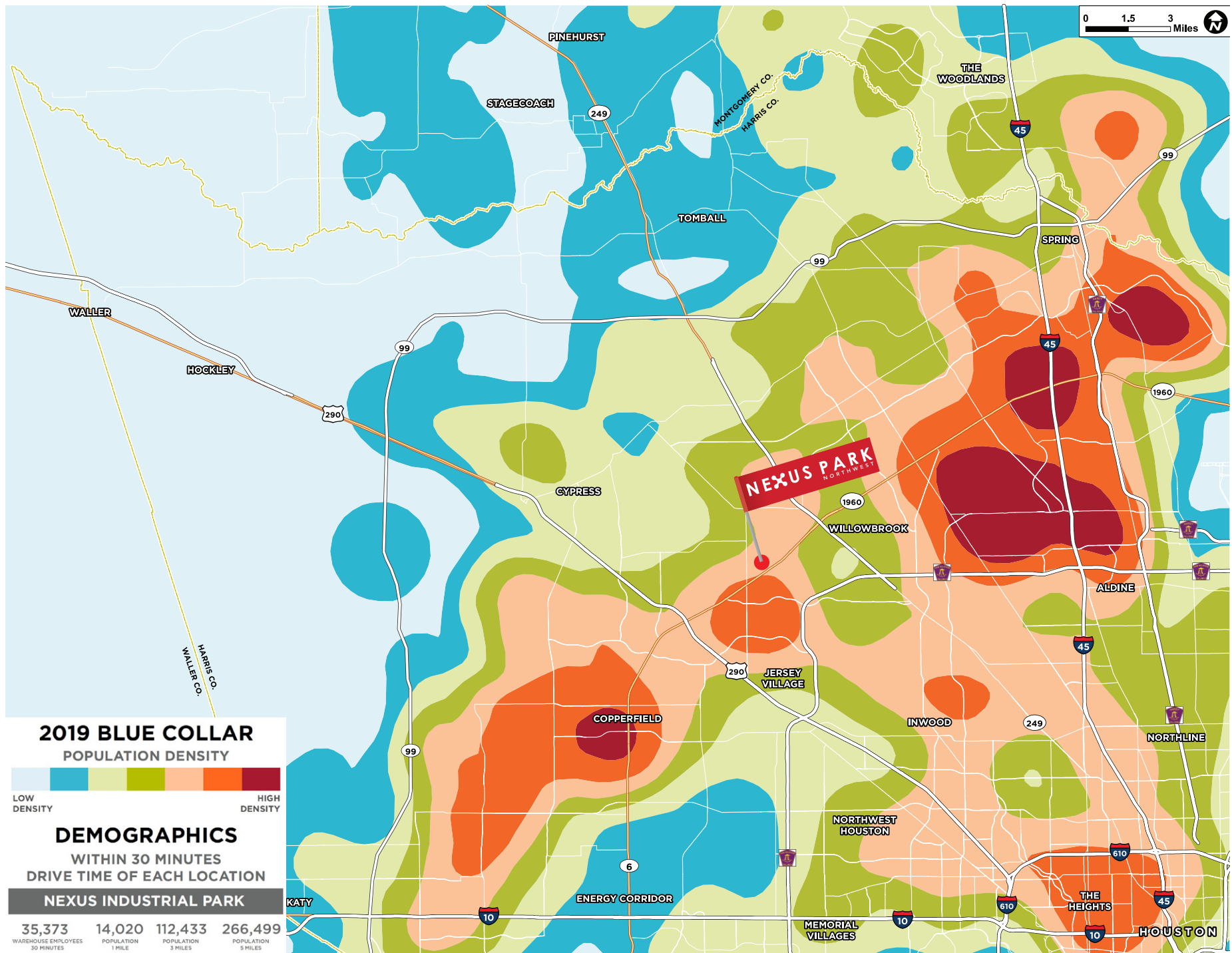
## NEXUS PARK NW

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
BUILDING SIZE:	114,392 SF	192,240 SF	97,976 SF	71,986 SF	<b>476,594 SF</b>
BUILDING CONFIG:	Front Load	Cross Dock	Rear Load	Rear Load	<b>45 Acres</b>
DIMENSIONS:	520' x 220'	534' x 360'	490' x 200'	400' x 180'	
CLEAR HEIGHT:	30'	32'	28'	28'	
FIRE PROTECTION:	ESFR	ESFR	ESFR	ESFR	
TRUCK COURT:	240' (Shared)	185'	240' (Shared)	130'	
DOCK DOORS:	27	42	24	17	
DRIVE-IN DOORS:	2	4	2	3	
PARKING SPACES:	178	246	289	199	
TRAILER PARKING:	0	64	0	17	



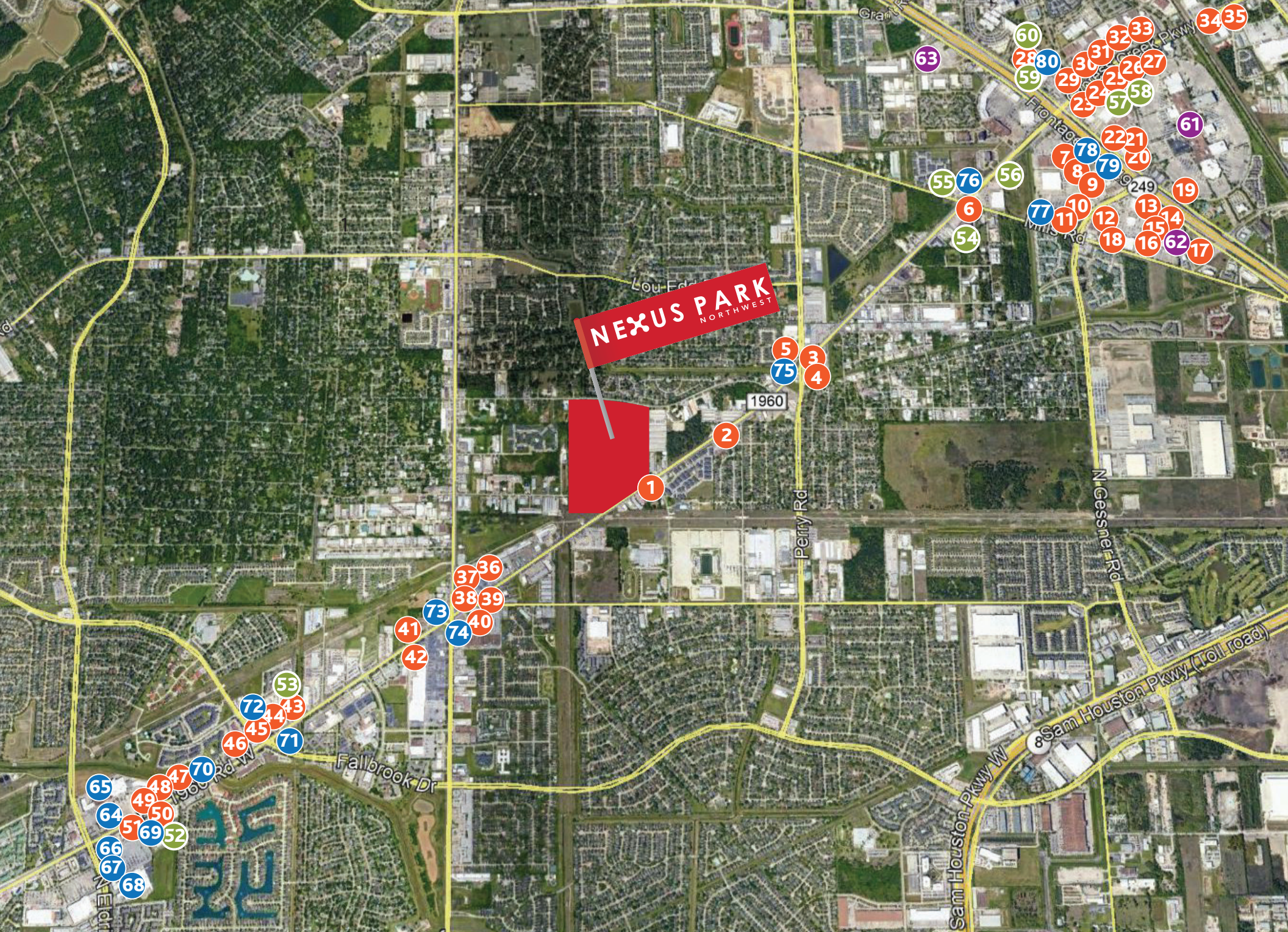






SOURCE: Cushman & Wakefield









## DINING

- |                                   |                                |
|-----------------------------------|--------------------------------|
| 1 Captain Tom's Seafood & Oyster  | 27 Fudruckers                  |
| 2 Bar                             | 28 P.F. Chang's                |
| 3 Shipley Do-Nuts                 | 29 Boston Market               |
| 4 McDonald's                      | 30 TGI Fridays                 |
| 5 Doc's Sports Bar                | 31 Chipotle Mexican Grill      |
| 6 Celaya's Mexican                | 32 Panda Express               |
| 7 Jack in the Box                 | 33 McAlister's Deli            |
| 8 Dimassi's Mediterranean Buffet  | 34 Pappadeaux Seafood          |
| 9 Boudreaux's Cajun Kitchen       | 35 Pappasito's Cantina         |
| 10 Wendy's                        | 36 Nana Sushi & Chinese Bistro |
| 11 Denny's                        | 37 CiCi's                      |
| 12 Babin's Seafood House          | 38 KFC                         |
| 13 Saltgrass Steakhouse           | 39 Whataburger                 |
| 14 Chula's Sports Cantina         | 40 Jason's Deli                |
| 15 Buffalo Wild Wings             | 41 Dairy Queen                 |
| 16 Marble Slab Creamery           | 42 Big City Wings              |
| 17 Brickhouse Tavern & Tap        | 43 Zaxby's Chicken Fingers     |
| 18 Burger King                    | 44 Jersey Mike's Subs          |
| 19 Tokyo Japan Buffet             | 45 Starbucks                   |
| 20 Sweet Tomatoes                 | 46 Subway                      |
| 21 Pizza Hut                      | 47 Pei Wei                     |
| 22 Prospect Park                  | 48 Schlotzky's                 |
| 23 BJ's Restaurant & Brewery      | 49 Panera Bread                |
| 24 Chili's Bar & Grill            | 50 Taco Bell                   |
| 25 Raising Cane's Chicken Fingers | 51 Chick-Fil-A                 |
| 26 Olive Garden                   |                                |



## HOTELS

- 52 America's Best Value Inn & Suites
- 53 Econo Lodge Inn & Suites
- 54 Candlewood Suites
- 55 Wingate by Wyndham
- 56 La Quinta Inn & Suites
- 57 Hampton Inn
- 58 Homewood Suites by Hilton
- 59 Hilton Garden Inn
- 60 Home2 Suites by Hilton



## ENTERTAINMENT

- 61 Willowbrook Mall
- 62 AMC Willowbrook 24
- 63 Movie Tavern Willowbrook



## SERVICES

- 64 Chase Bank
- 65 Kroger
- 66 Walgreens
- 67 Murphy USA
- 68 Walmart
- 69 BBVA Bank
- 70 Comerica Bank
- 71 Valero
- 72 CVS
- 73 Bank of America
- 74 Capital One Bank
- 75 Shell
- 76 Raceway
- 77 Costco
- 78 Office Depot
- 79 FedEx Office
- 80 Sam's Club



## LEASED BY



BEAU KALEEL, SIOR  
beau.kaleel@cushwake.com  
713.963.2844

MICHAEL FOREMAN  
michael.foreman@cushwake.com  
713.963.2850

## DEVELOPED BY



URBAN INDUSTRIAL

*by Jackson Shaw*