

PROLOGIS AIRTEX 45

WEST AIRTEX & INTERSTATE 45 | HOUSTON, TX 77090



NEW CUTTING EDGE CLASS-A INDUSTRIAL PARK
WITH I-45 FRONTAGE!

FOR LEASE

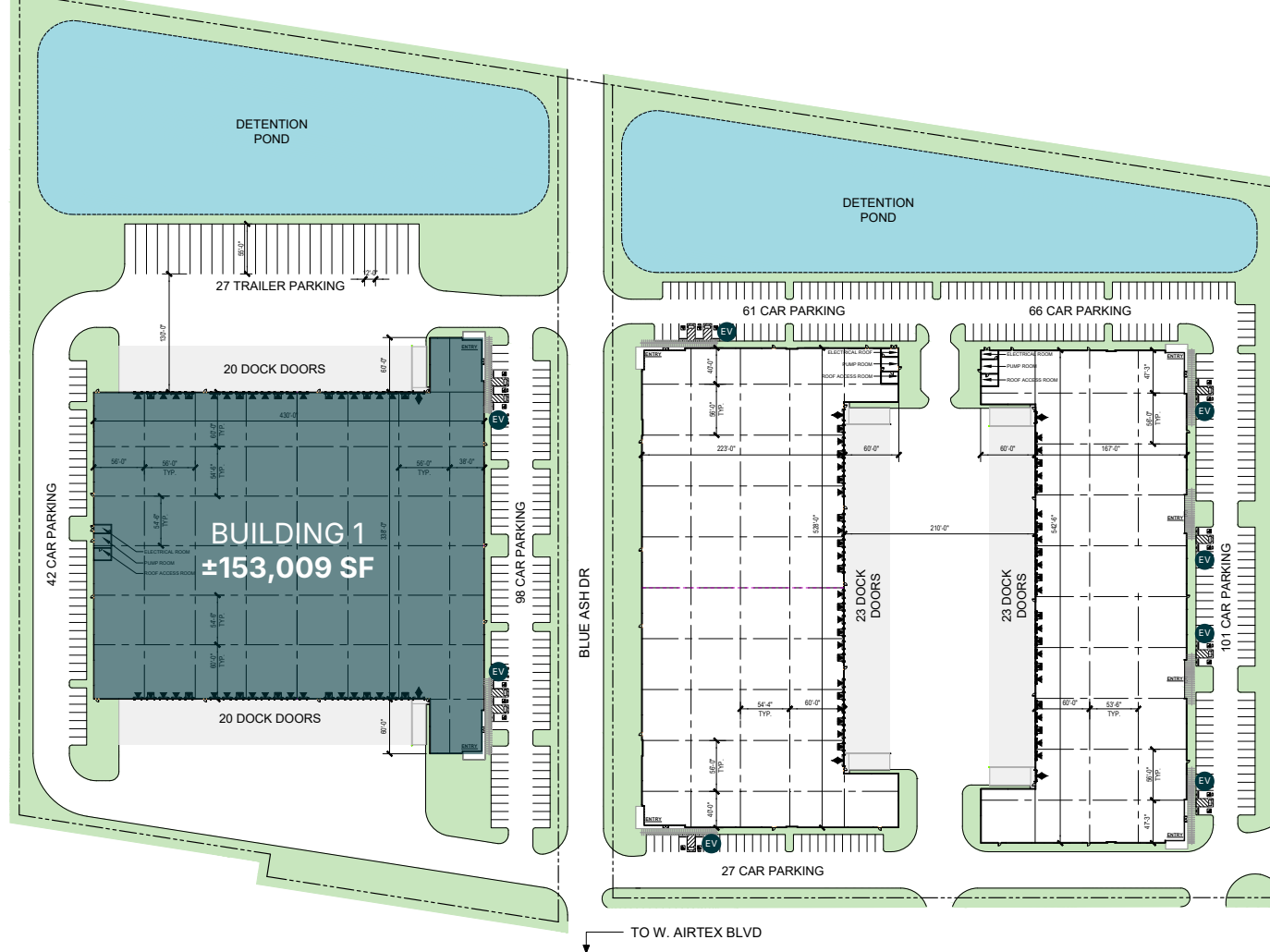




The Airtex Advantage

DELIVERING Q1 2027

- ✓ Immediate access to I-45 and easy access to Beltway 8 & Hardy Toll Road.
- ✓ Within 7 miles of Bush Intercontinental Airport (IAH).
- ✓ ±780 feet of I-45 frontage with great brand exposure and visibility.
- ✓ Strategically positioned in one of North Houston's most active logistics corridors
- ✓ Located outside 500-year flood plain for greater operational confidence.



Building One

A modern cross-dock
to keep operations moving

212 AIRTEX BOULEVARD

Building Square Feet

±153,009 SF

Clear Height

36'

Trailer Parking Spaces

27

Divisibility

76,000 SF

Dock Doors

40

Car Parking Spaces

140

Sprinkler

ESFR

Spec Office

BTS

Drive-in Doors

2

Column Spacing

56'x54'6"

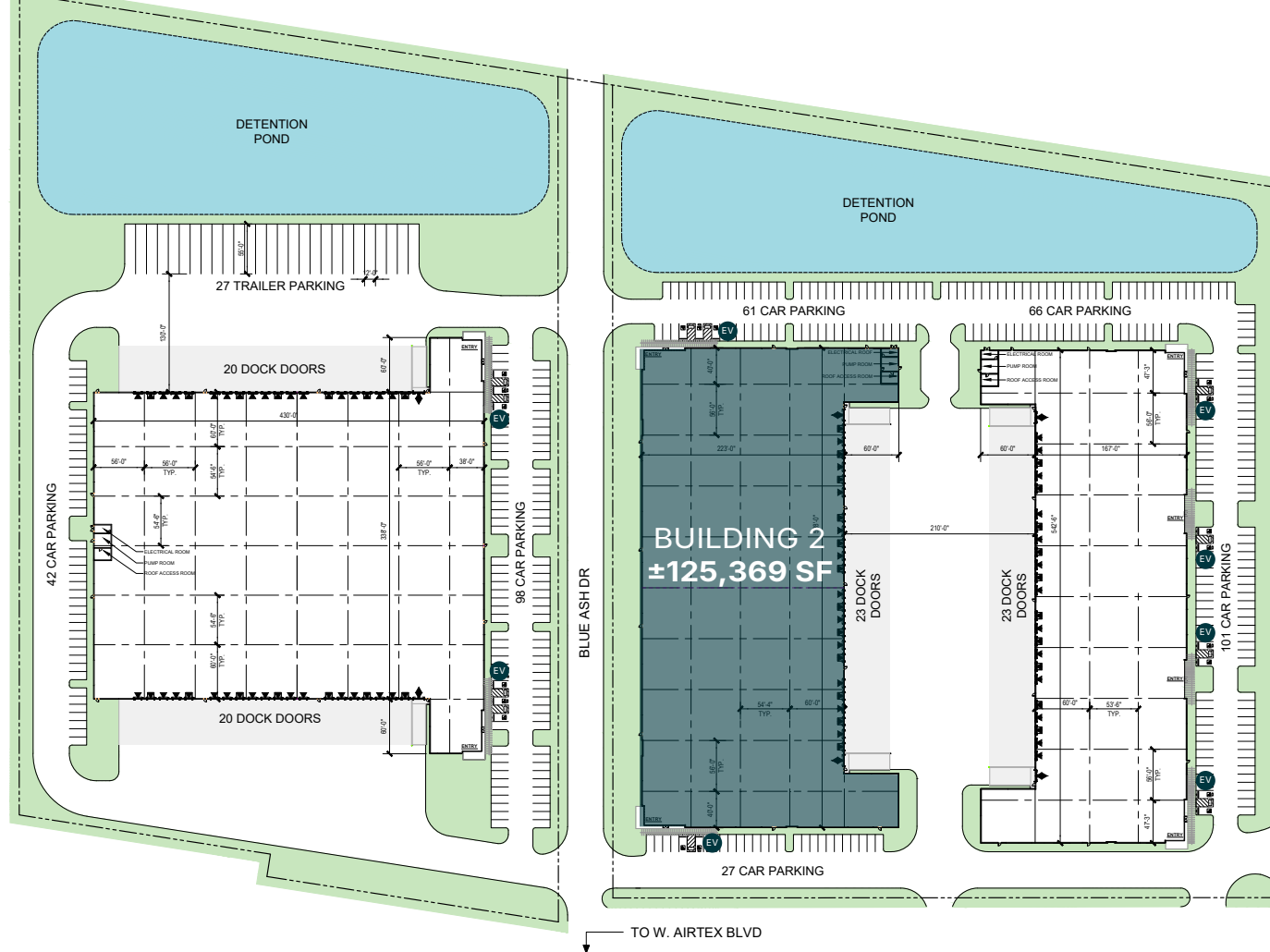
Electrical Service

4000 amps

Truck Court

130'





Building Two

Front-load configuration optimized for flexible operations

14865 NORTH FREEWAY

Building Square Feet
±125,369 SF

Clear Height
36'

Building Depth
223'

Divisibility
62,000 SF

Dock Doors
23

Car Parking Spaces
167

Sprinkler
ESFR

Spec Office
BTS

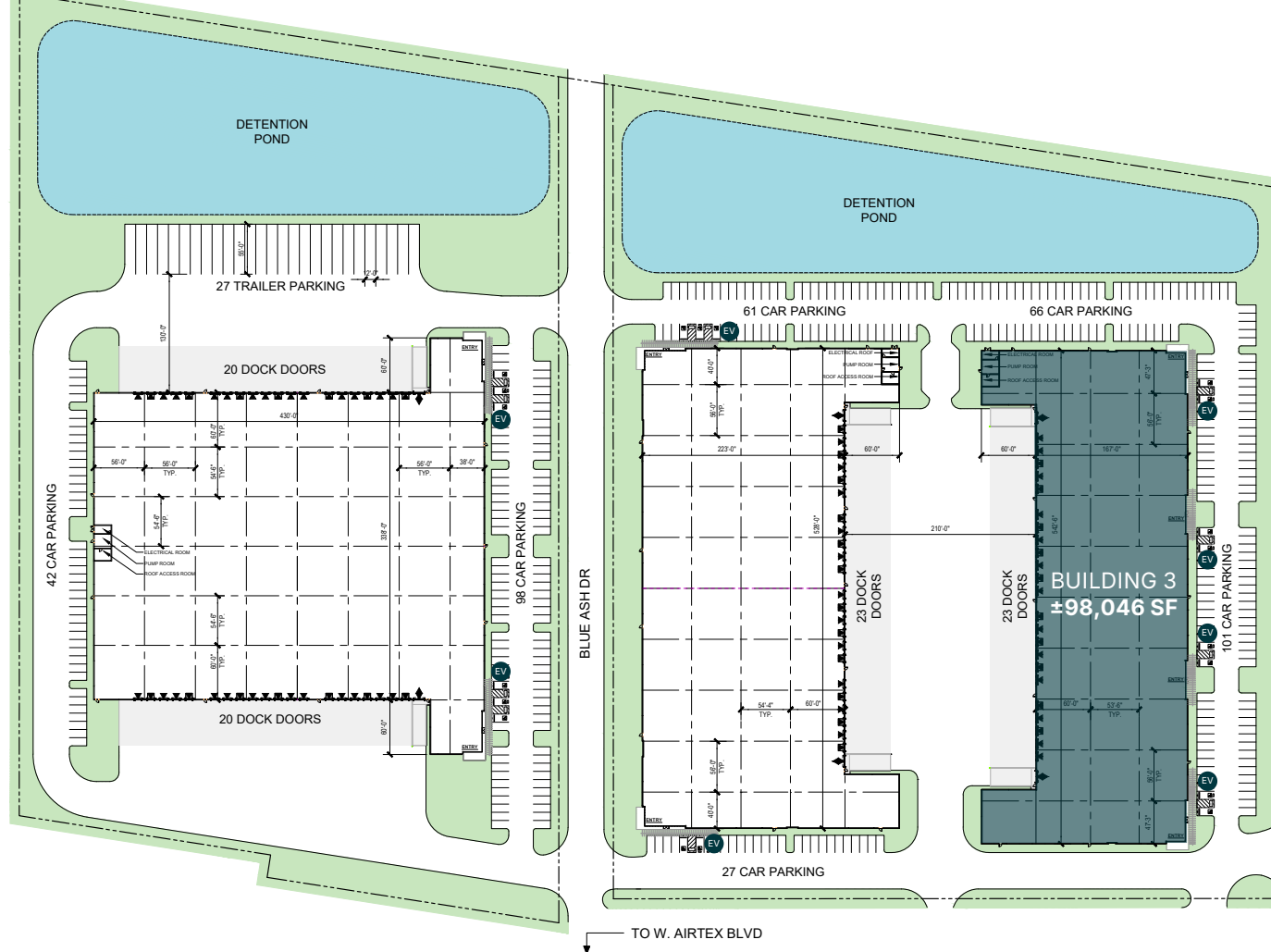
Drive-in Doors
2

Column Spacing
56'x54'4"

Electrical Service
4000 amps

Truck Court
210' (Shared)





45 NORTH FREEWAY



Building Three

Front and center visibility
with rear-load functionality

14855 NORTH FREEWAY

Building Square Feet
±98,046 SF

Clear Height
32'

Building Depth
167'

Divisibility
18,000 SF

Dock Doors
23

Car Parking Spaces
151

Sprinkler
ESFR

Spec Office
BTS

Drive-in Doors
2

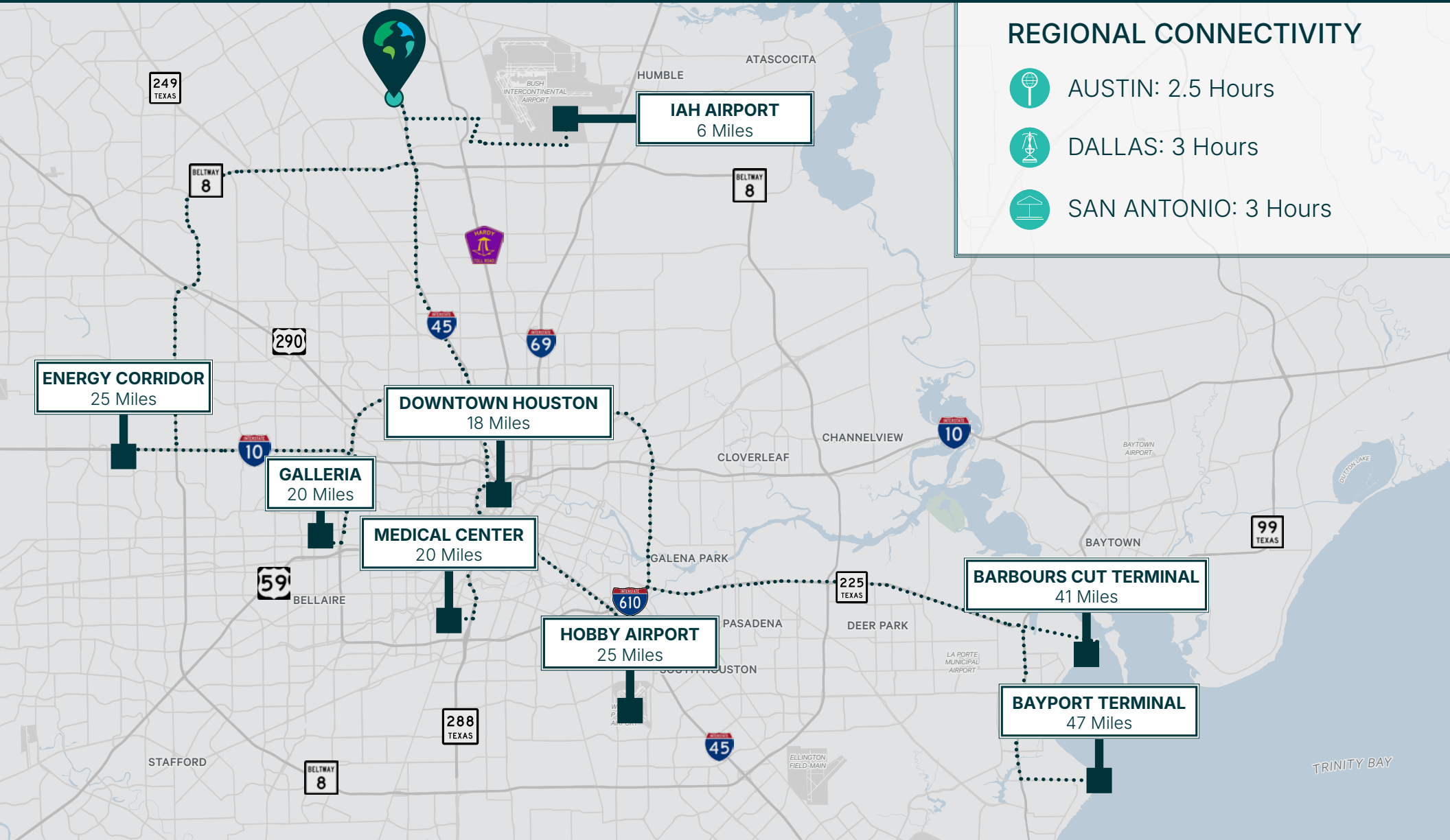
Column Spacing
56'x53'6"

Electrical Service
4000 amps

Truck Court
210' (Shared)

Access Everywhere

From facility to freeway in minutes with three major metro arteries within a three-mile reach.



Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one single-source partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

CBRE
Jason Dillee
jason.dillee@cbre.com
+1 713 577 1796
2800 Post Oak Blvd.
Suite 500
Houston, TX 77056

CBRE
Cape Bell
cape.bell@cbre.com
+1 713 577 1737
2800 Post Oak Blvd.
Suite 500
Houston, TX 77056

CBRE
Savannah Smith
savannah.smith@cbre.com
+1 713 577 1851
2800 Post Oak Blvd.
Suite 500
Houston, TX 77056

Prologis – Houston
Kyle Whieldon
kwhieldon@prologis.com
+1 713 613 6921
9655 Katy Fwy., Suite 400
Houston, TX 77024
prologis.com

PROLOGIS AIRTEX 45

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.



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