# NORTH LAKE

— COMMERCE CENTER —

BELTWAY 8 & N. LAKE HOUSTON PKWY., HOUSTON, TX 77044



## WHERE GENERATION PARK MEETS HOUSTON ACCESS

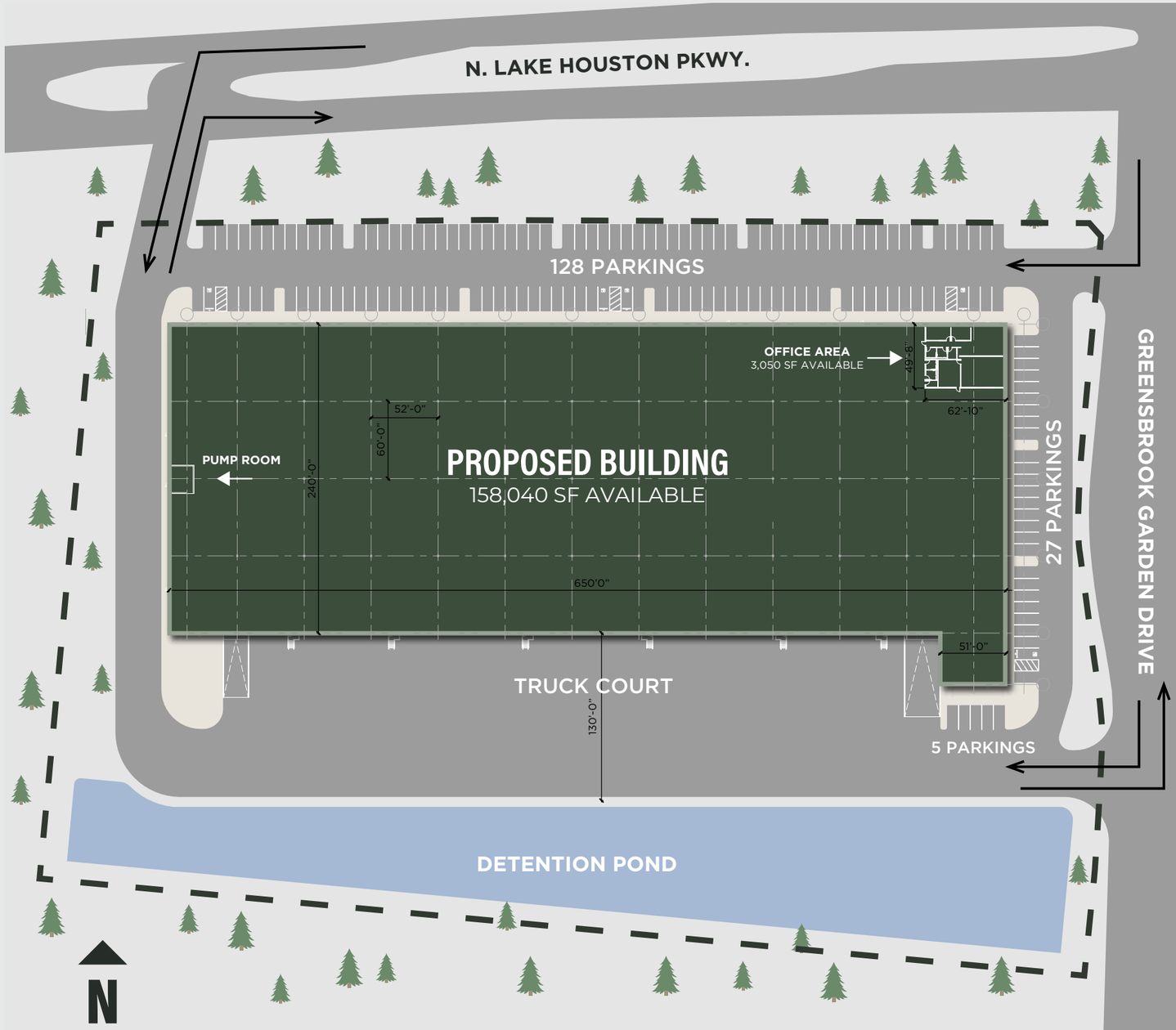
158,040 SF | REAR LOAD | CLASS A INDUSTRIAL DEVELOPMENT

CUSHMAN & WAKEFIELD

VAULT

BCP Buchanan Capital Partners.

# SPECIFICATIONS DESIGNED TO PERFORM




- 158,040 SF
- Rear-Load Configuration
- 36’ Clear Height
- 650’ x 240’ Building Dimensions
- 3,060 SF Spec Office in East Endcap
- LED Lighting in Warehouse
- 7” Slab
- 3,000 KVA Transformer with 4,000-Amp Wireway
- 160 Car Parking Spaces
- 32 Dock-High Doors
- One 12’ x 14’ Overhead Door with Ramp
  One 20’ x 16’ Overhead Door with Ramp

# EXIT 27: NORTH LAKE HOUSTON PARKWAY

Located at the interchange of North Lake Houston Parkway and Beltway 8, North Lake Commerce Center offers convenient access to Generation Park and key corridors across Houston.




## NEXT TO GENERATION PARK

**4,300 ACRE**
Master-planned development

**7 MSF**
Of commercial development completed or underway

**52 ACRE**
Town center, featuring restaurants, retail, hospitality, and entertainment

**14,000 SINGLE AND 500 MULTIFAMILY**
Homes delivered

# CONNECTED TO THE DEMAND THAT DRIVES HOUSTON

Located within reach of Houston's deepest labor pools, North Lake Commerce Center provides access to the workforce and consumers that fuel one of the nation's largest economies.

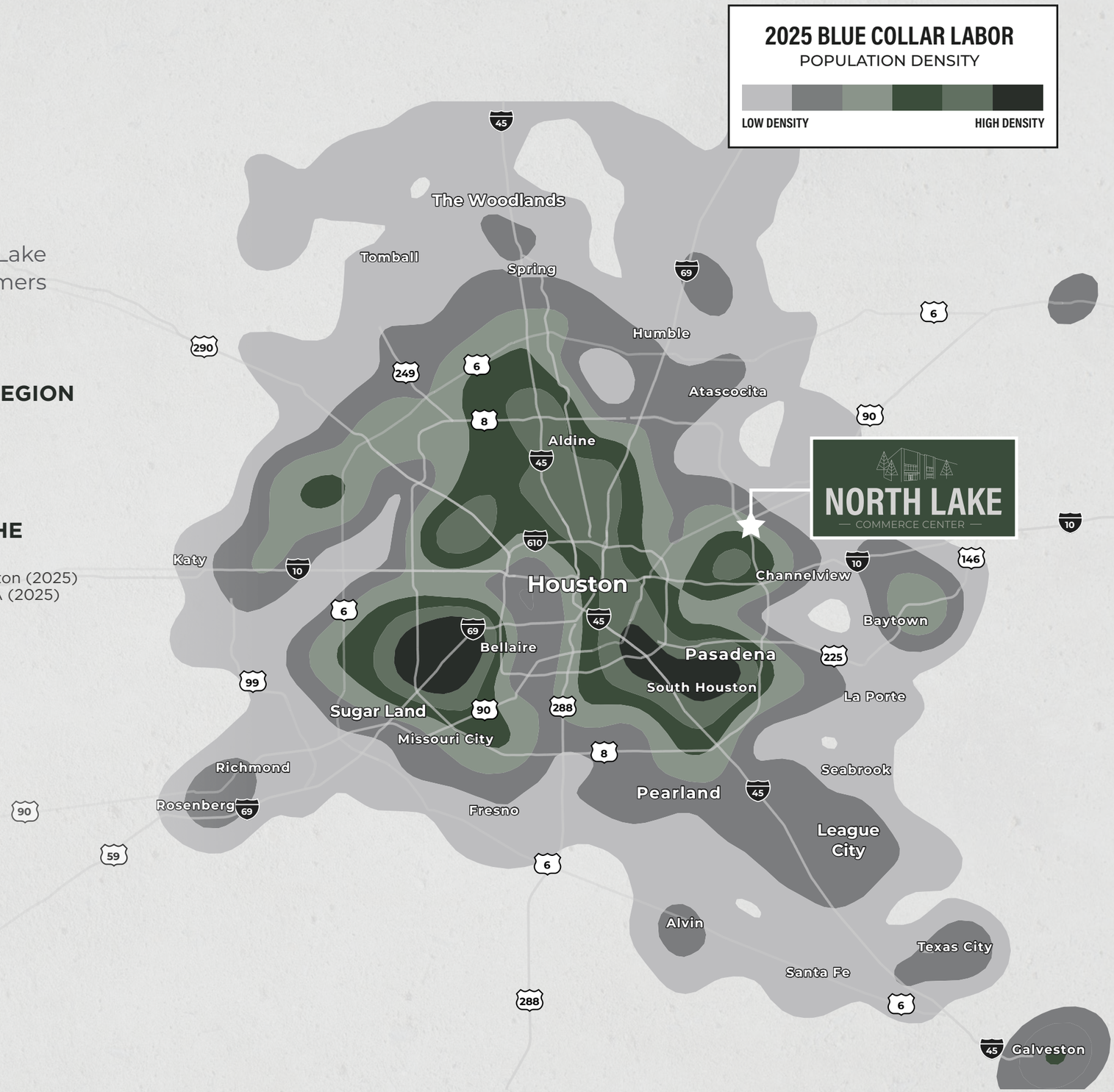
**#1 EXPORTING METRO IN THE NATION**
$177.3 Billion exported (2025)

**#1 MANUFACTURING REGION IN THE COUNTRY**
$126.8 Billion manufacturing output (2024)

**#2 FASTEST-GROWING MAJOR U.S. ECONOMY**
$72.6 Billion GDP increase, representing 10.6% growth (2022 – 2024)

**#4 LARGEST CITY IN THE UNITED STATES**
2.4M Residents, City of Houston (2025)
7.9M Residents, Houston MSA (2025)

| DISTANCE TO | |
|---|---|
| **Beltway 8 Entrance** | >1 Mile |
| **Generation Park** | 2 Miles |
| **Union Pacific Settegast Yard Intermodal** | 10 Miles |
| **George Bush Intercontinental** | 12 Miles |
| **Downtown Houston** | 17 Miles |
| **William P. Hobby Airport** | 20 Miles |



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