



GREENWING

LOGISTICS PARK

GREENS RD. & HIGHWAY 59 N HUMBLE, TX 77396

HEAVY POWER AVAILABLE

1,548,200 SF AVAILABLE FOR SALE OR LEASE

6-BUILDING, CLASS A INSTITUTIONAL DISTRIBUTION PARK

LOVETT
INDUSTRIAL



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SITE PLAN

PHASE 1

Q4 2027
ANTICIPATED COMPLETION

BUILDING 1 | 646,800 SF

CROSS-DOCK **BTS OFFICE**
40' CLEAR HEIGHT **132 DOCK DOORS**
4 DRIVE-IN OVERHEAD DOORS
395 AUTO PARKING **152 TRAILER PARKING**
1,232' X 515' DIMENSIONS
56' X 56.5' COLUMN SPACING
60' SPEED BAYS
POWER 8,000 AMPS

BUILDING 2 | 146,640 SF

FRONT LOAD **BTS OFFICE**
32' CLEAR HEIGHT **31 DOCK DOORS**
2 DRIVE-IN OVERHEAD DOORS
127 AUTO PARKING **27 TRAILER PARKING**
624' X 230' DIMENSIONS
56' X 56.8' COLUMN SPACING
60' SPEED BAYS
POWER 4,000 AMPS

PHASE 1

BUILDING 2
146,640 SF

BUILDING 5
81,200 SF

BUILDING 6
141,120 SF

BUILDING 3
476,280 SF

BUILDING 4
56,160 SF

BUILDING 1
646,800 SF

PHASE 2

PHASE 2

BUILDING 3 | 476,280 SF

CROSS-DOCK **36' CLEAR HEIGHT**
97 DOCK DOORS
4 DRIVE-IN OVERHEAD DOORS
236 AUTO PARKING **98 TRAILER PARKING**

BUILDING 4 | 56,160 SF

REAR LOAD **32' CLEAR HEIGHT**
11 DOCK DOORS
2 DRIVE-IN OVERHEAD DOORS
90 AUTO PARKING **15 TRAILER PARKING**

BUILDING 5 | 81,200 SF

FRONT LOAD **32' CLEAR HEIGHT**
14 DOCK DOORS
2 DRIVE-IN OVERHEAD DOORS
94 AUTO PARKING

BUILDING 6 | 141,120 SF

FRONT LOAD **32' CLEAR HEIGHT**
31 DOCK DOORS
2 DRIVE-IN OVERHEAD DOORS
99 AUTO PARKING **7 TRAILER PARKING**

GREENS ROAD

PRIME CONNECTIVITY

INGRESS

EGRESS

DRIVE TIMES

45



HWY 59 0.1 MILES

BELTWAY 8 1.2 MILES

HARDY TOLL ROAD 6.8 MILES

CBD | DOWNTOWN 15.6 MILES

THE WOODLANDS 25.3 MILES



BARBOURS CUT TERMINAL 35.1 MILES

BAYPORT TERMINAL 37.5 MILES



IAH AIRPORT

GREENWING
LOGISTICS PARK

KENSWICK

HUMBLE

GREEN MANOR DR

GREENS ROAD

WORLD HOUSTON

8

8

PINTO
BUSINESS PARK

45

KENNEDY GREENS

LOVETT
INDUSTRIAL

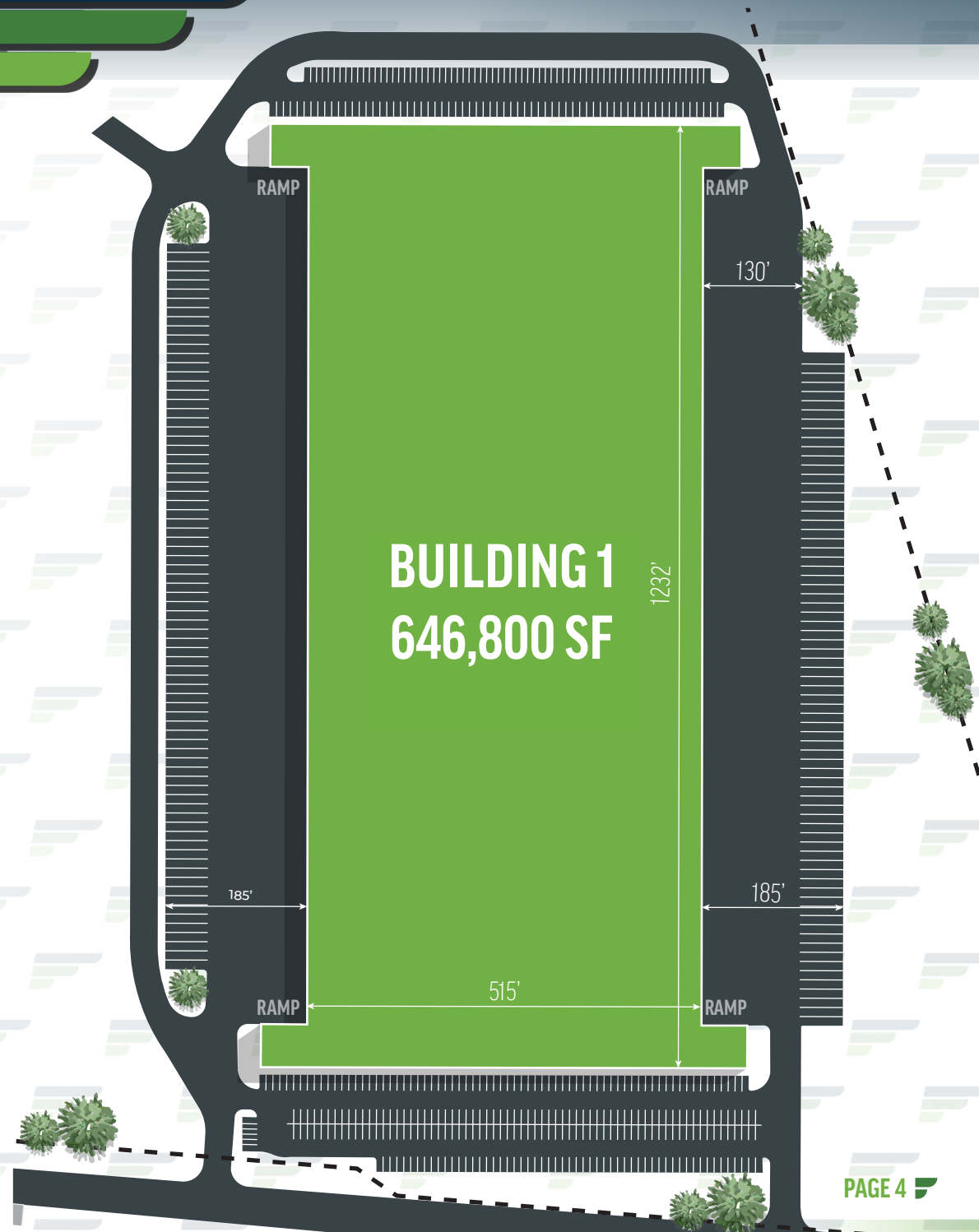
KBCADVISORS

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BUILDING OVERVIEW

PHASE 1 BUILDING 1

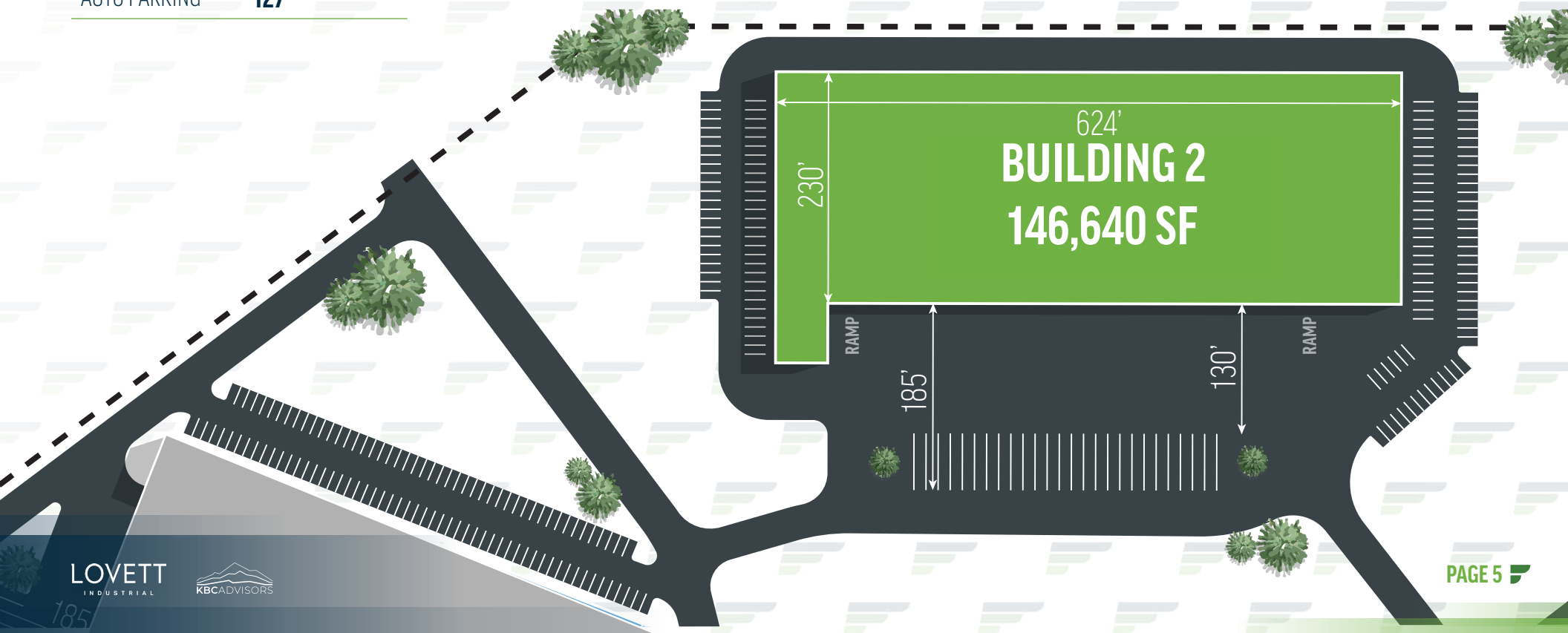
SIZE	646,800 SF
OFFICE	BTS
CONFIGURATION	CROSS-DOCK
CLEAR HEIGHT	40'
DOCK DOORS	132
DRIVE-IN DOORS	4 OVERHEAD
AUTO PARKING	395
TRAILER PARKING	132
DIMENSIONS	1,232' X 515'
COLUMN SPACING	56' X 56.5'
SPEED BAYS	60'
SLAB THICKNESS	8"
POWER	8,000 AMPS



BUILDING OVERVIEW

PHASE 1 BUILDING 2

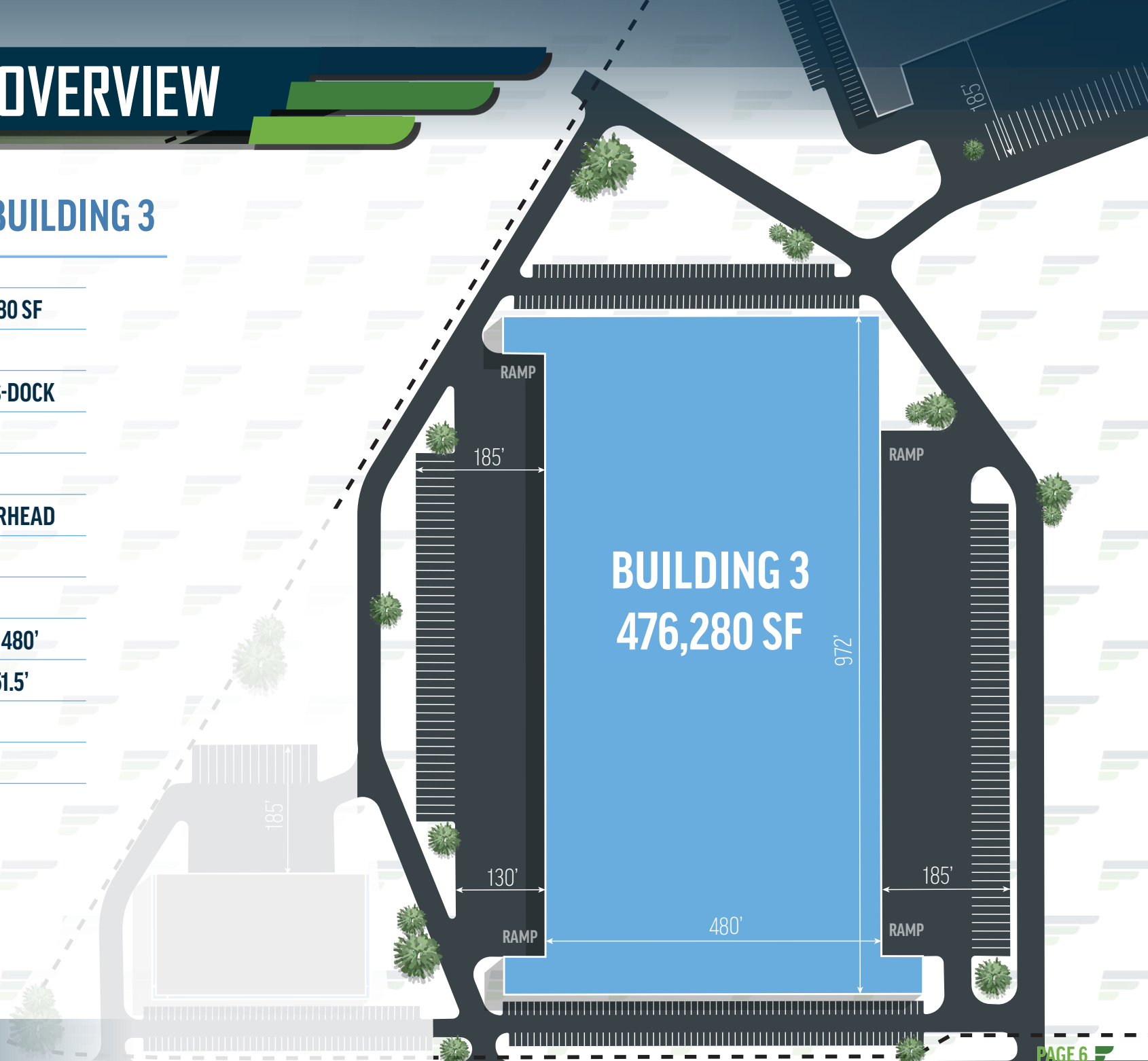
SIZE	146,640 SF	TRAILER PARKING	27
OFFICE	BTS	DIMENSIONS	624' X 230'
CONFIGURATION	FRONT LOAD	COLUMN SPACING	56' X 56.8'
CLEAR HEIGHT	32'	SPEED BAYS	60'
DOCK DOORS	31	SLAB THICKNESS	6"
DRIVE-IN DOORS	2 OVERHEAD	POWER	4,000 AMPS
AUTO PARKING	127		



BUILDING OVERVIEW

PHASE 2 BUILDING 3

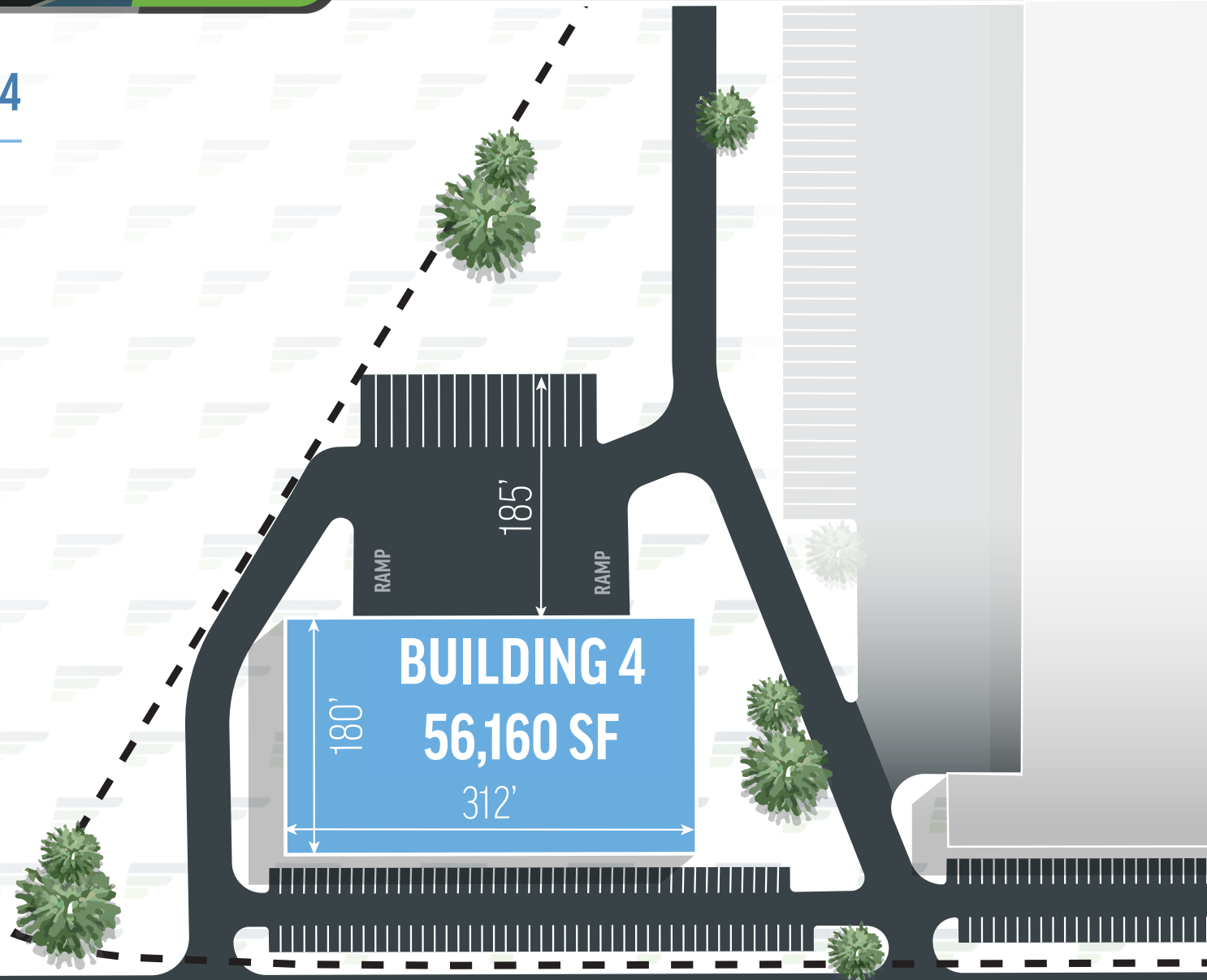
SIZE	476,280 SF
OFFICE	BTS
CONFIGURATION	CROSS-DOCK
CLEAR HEIGHT	36'
DOCK DOORS	97
DRIVE-IN DOORS	4 OVERHEAD
AUTO PARKING	236
TRAILER PARKING	98
DIMENSIONS	972' X 480'
COLUMN SPACING	54' X 51.5'
SPEED BAYS	60'
SLAB THICKNESS	7"



BUILDING OVERVIEW

PHASE 2 BUILDING 4

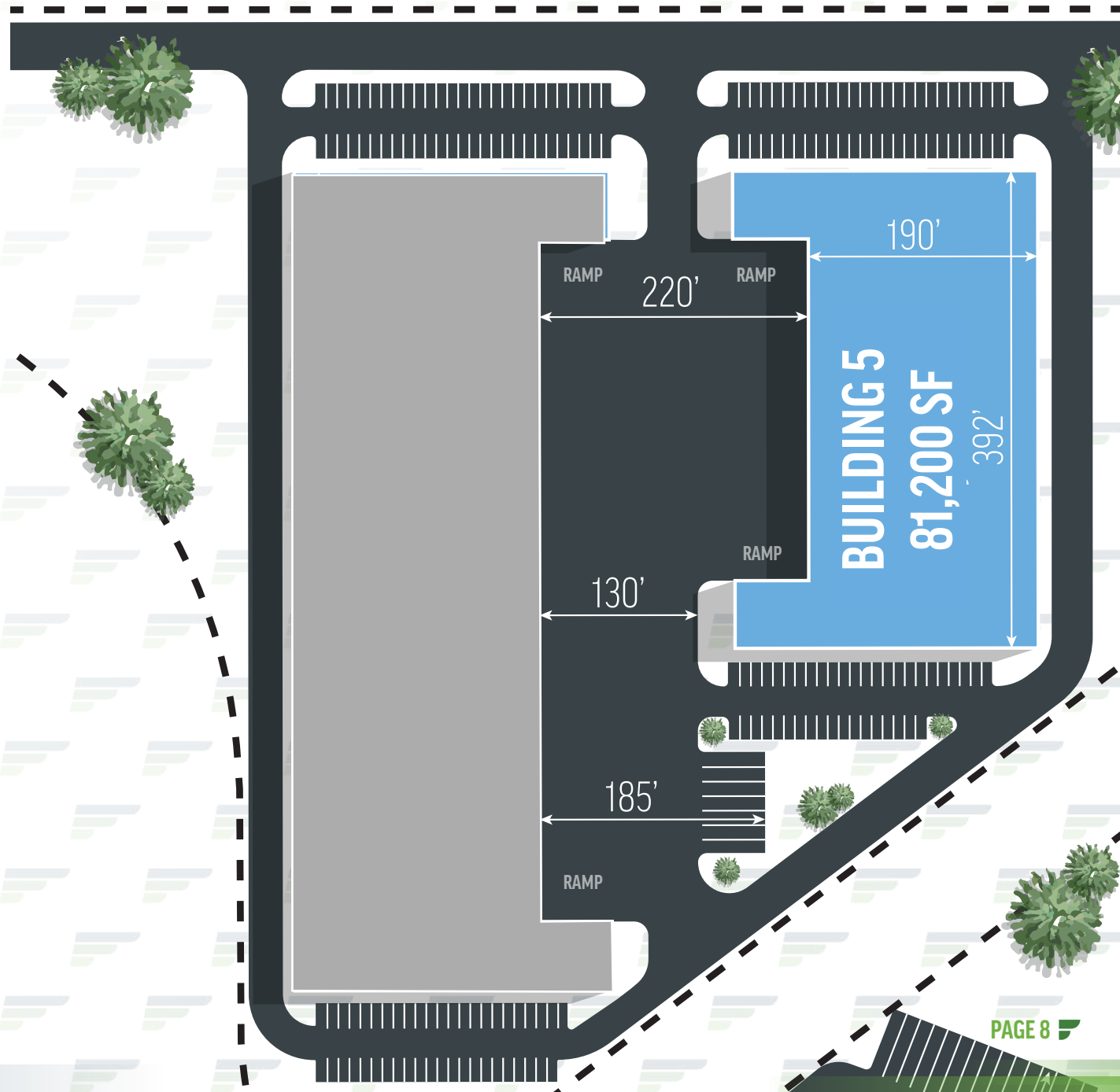
SIZE	56,160 SF
OFFICE	BTS
CONFIGURATION	REAR LOAD
CLEAR HEIGHT	32'
DOCK DOORS	11
DRIVE-IN DOORS	2 OVERHEAD
AUTO PARKING	90
TRAILER PARKING	15
DIMENSIONS	312' X 180'
COLUMN SPACING	52' X 60'
SPEED BAYS	60'
SLAB THICKNESS	6"



BUILDING OVERVIEW

PHASE 2 BUILDING 5

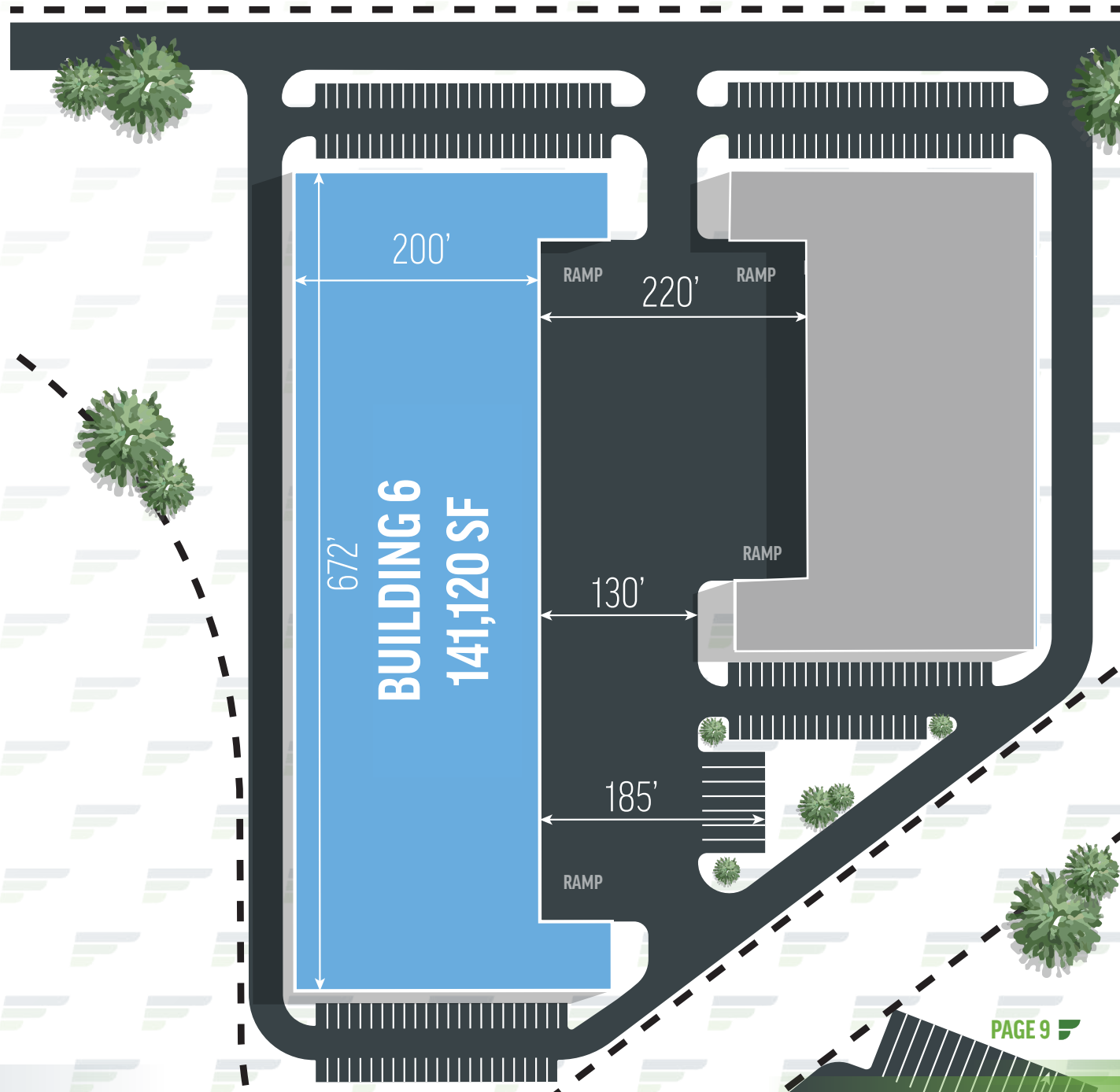
SIZE	81,200 SF
OFFICE	BTS
CONFIGURATION	FRONT LOAD
CLEAR HEIGHT	32'
DOCK DOORS	14
DRIVE-IN DOORS	2 OVERHEAD
AUTO PARKING	94
DIMENSIONS	190' X 392'
COLUMN SPACING	56' X 43.4'
SPEED BAYS	60'
SLAB THICKNESS	6"



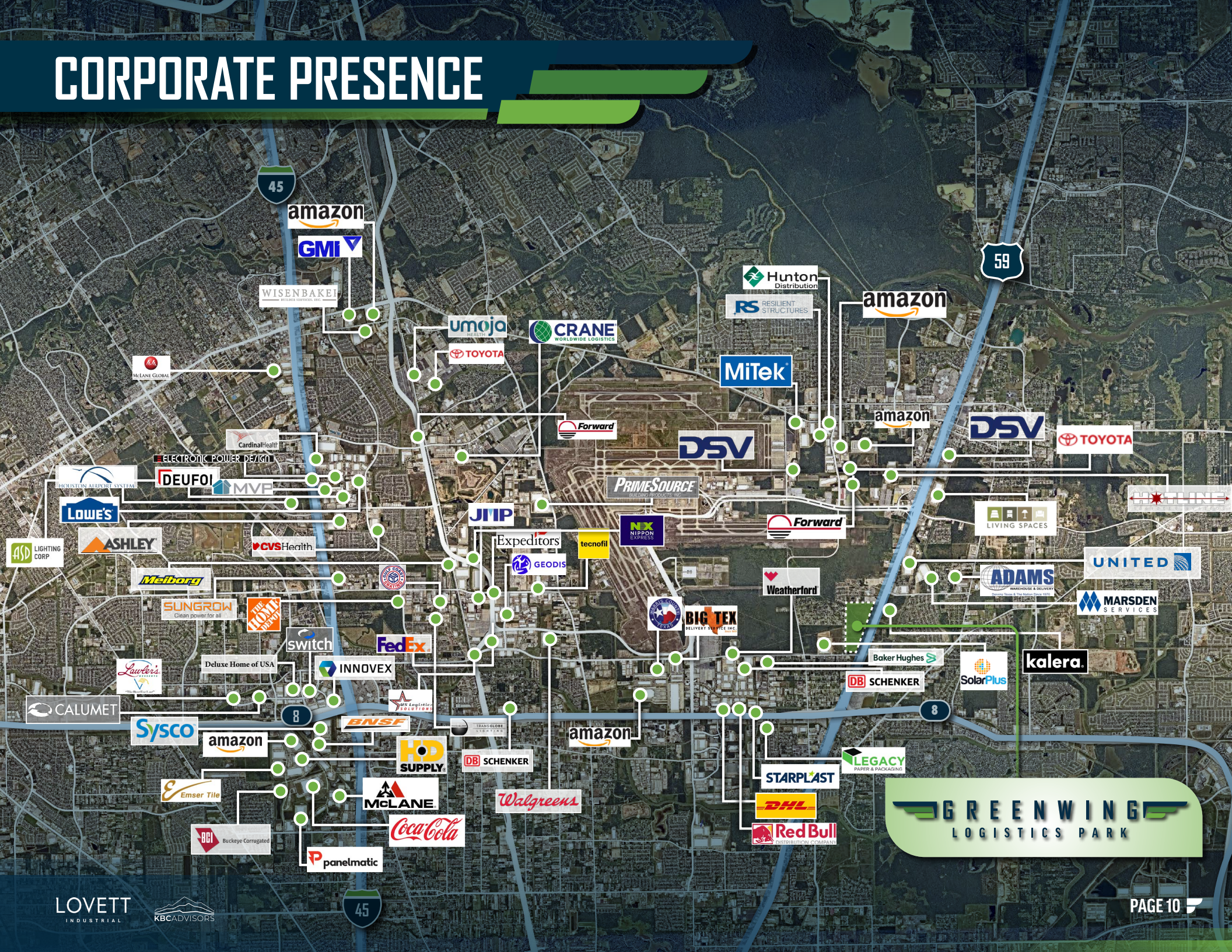
BUILDING OVERVIEW

PHASE 2 BUILDING 6

SIZE	141,120 SF
OFFICE	BTS
CONFIGURATION	FRONT LOAD
CLEAR HEIGHT	32'
DOCK DOORS	31
DRIVE-IN DOORS	2 OVERHEAD
AUTO PARKING	99
TRAILER PARKING	7
DIMENSIONS	672' X 200'
COLUMN SPACING	56' X 46.8'
SPEED BAYS	60'
SLAB THICKNESS	6"



CORPORATE PRESENCE



WORKFORCE ACCESS



WAREHOUSE WORKERS

\$18.08 AVG EARNINGS [HOURLY]

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	14%	369	3,423
30 Min	13%	9,632	39,773
45 Min	16%	15,867	93,567



FORKLIFT DRIVERS

\$20.73 AVG EARNINGS [HOURLY]

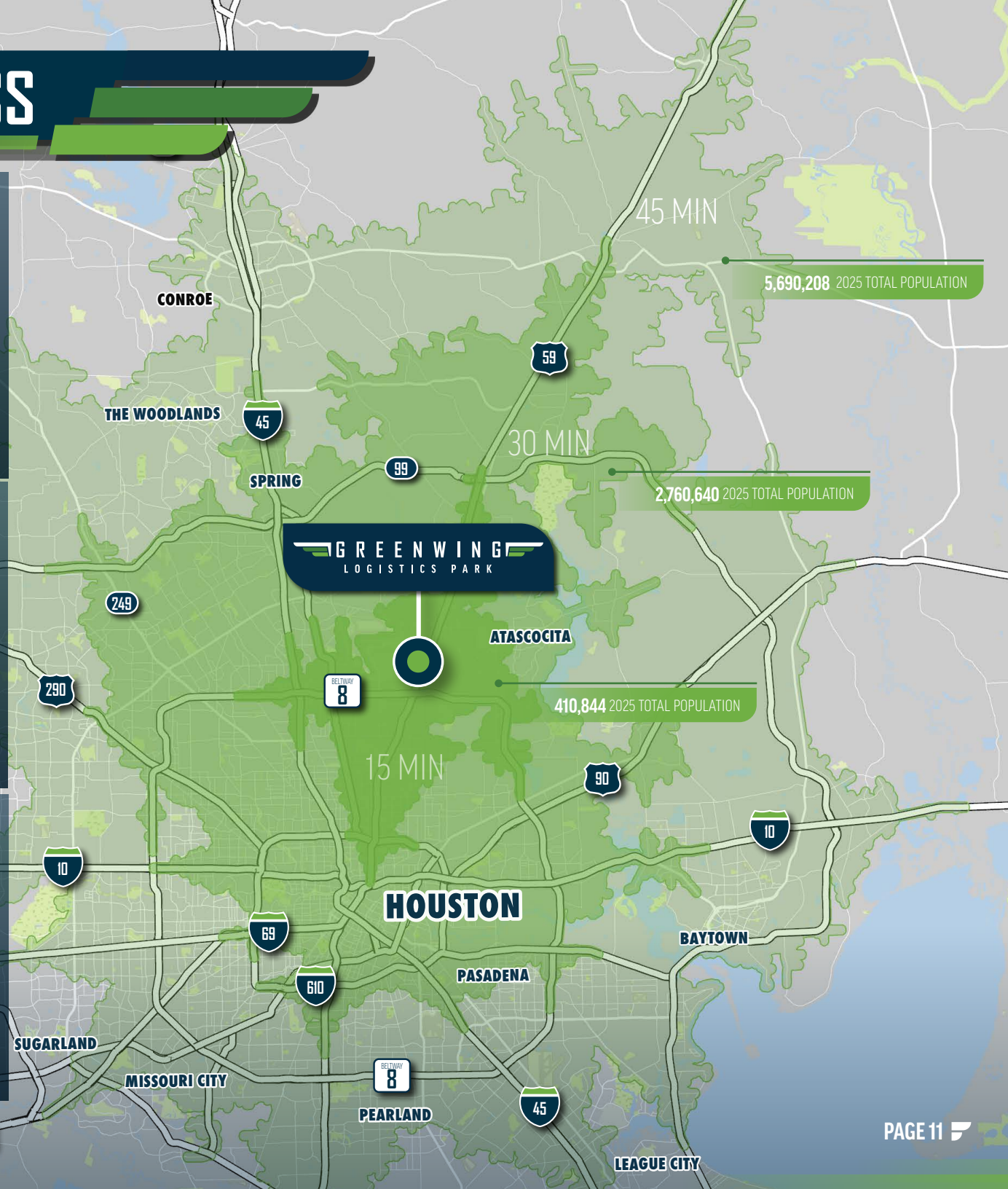
Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	41%	101	589
30 Min	39%	1,344	6,690
45 Min	43%	1,980	15,023



MANUFACTURERS + FABRICATORS

\$18.55 AVG EARNINGS [HOURLY]

Drive Time	Growth in Past 5 Years	2025 Net Commuters	2025 Resident Workers
15 Min	5%	226	660
30 Min	5%	3,604	7,564
45 Min	5%	4,547	17,681



34M POPULATION REACH

167 Miles
11,500,037 2025 Population Reach

AUSTIN, TX

209 Miles
16,094,198 2025 Population Reach

SAN ANTONIO, TX

231 Miles
19,625,647 2025 Population Reach

DALLAS, TX

261 Miles
26,481,106 2025 Population Reach

FORT WORTH, TX

363 Miles
33,830,539 2025 Population Reach

LAREDO, TX

DALLAS

LITTLE ROCK

6 HOURS

JACKSON

4 HOURS

GREENWING
LOGISTICS PARK

AUSTIN

2 HOURS

HOUSTON

SAN ANTONIO

LAREDO

2025 TOTAL POPULATION

8,917,921

2 HOURS

225,869,694

4 HOURS

34,202,621

6 HOURS

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