

# PROLOGIS AIRTEX 45

WEST AIRTEX & INTERSTATE 45 | HOUSTON, TX 77090



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

**FOR LEASE**

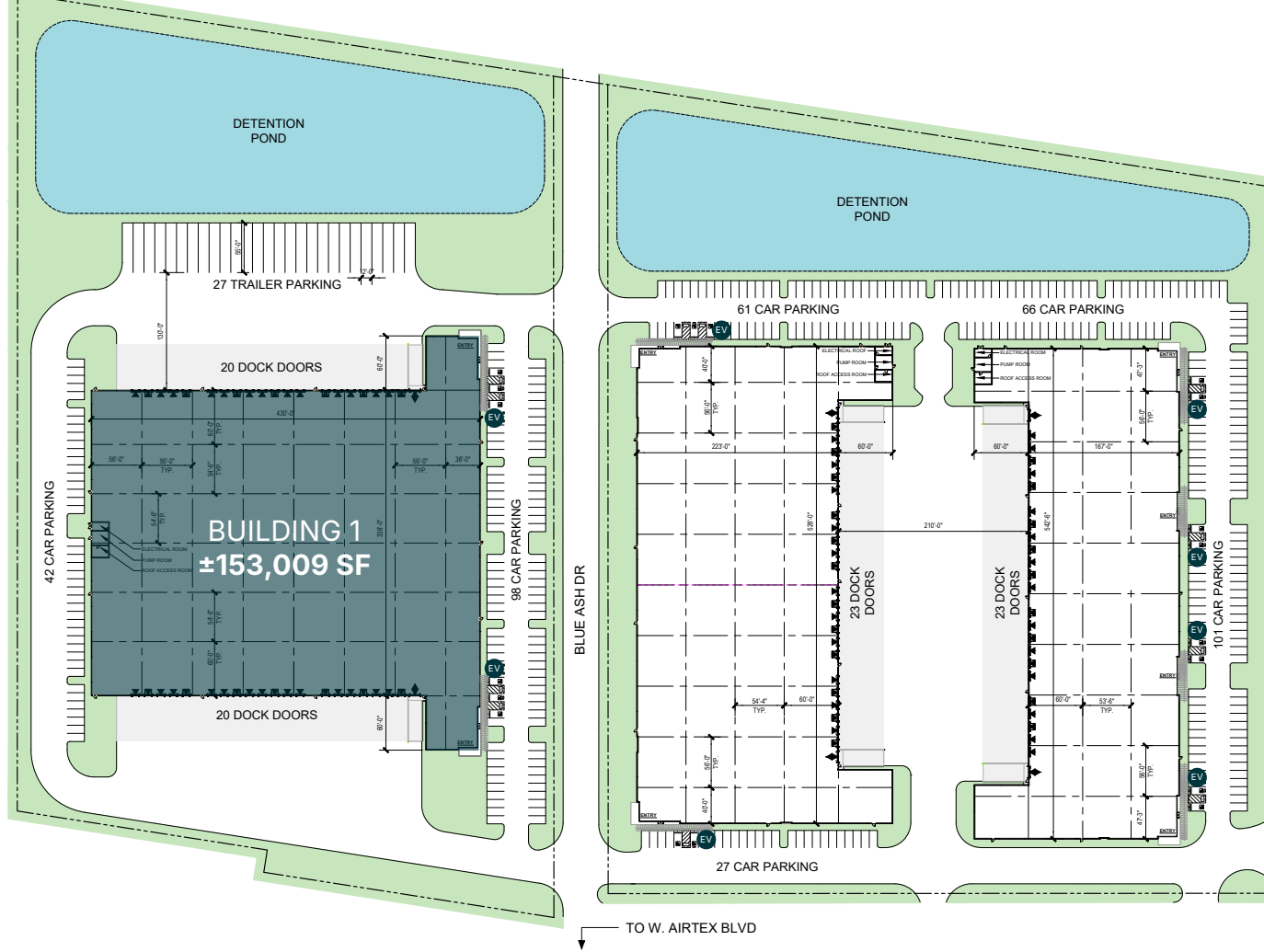
 PROLOGIS® 



# 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.

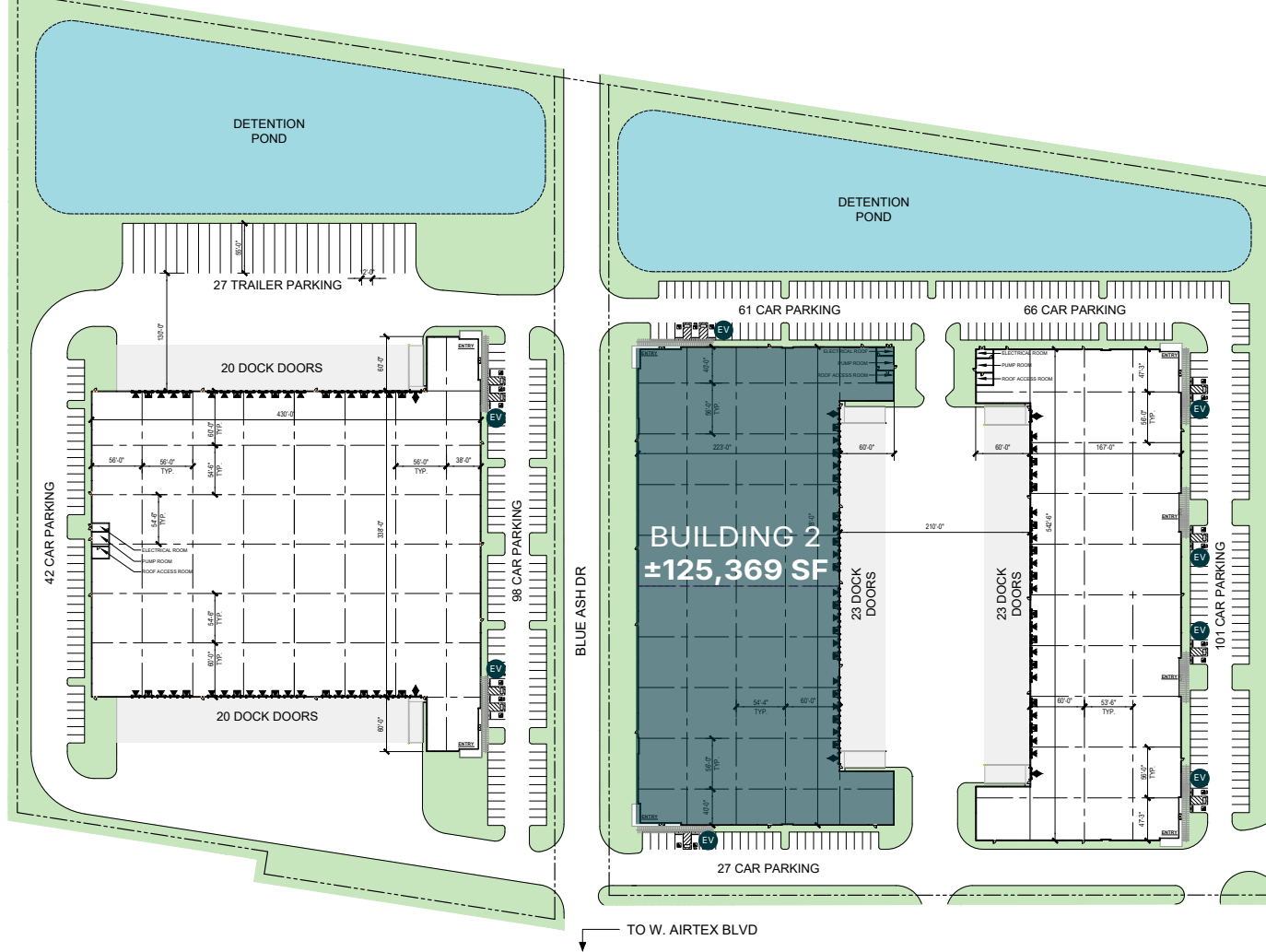


# Building One

A modern cross-dock to keep operations moving

212 AIRTEX BOULEVARD

Building Square Feet	±153,009 SF	Dock Doors	40	Drive-in Doors	2
Clear Height	36'	Car Parking Spaces	140	Column Spacing	56'x54'6"
Trailer Parking Spaces	27	Sprinkler	ESFR	Electrical Service	4000 amps
Divisibility	76,000 SF	Spec Office	BTS	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  
88

Sprinkler  
ESFR

Spec Office  
BTS

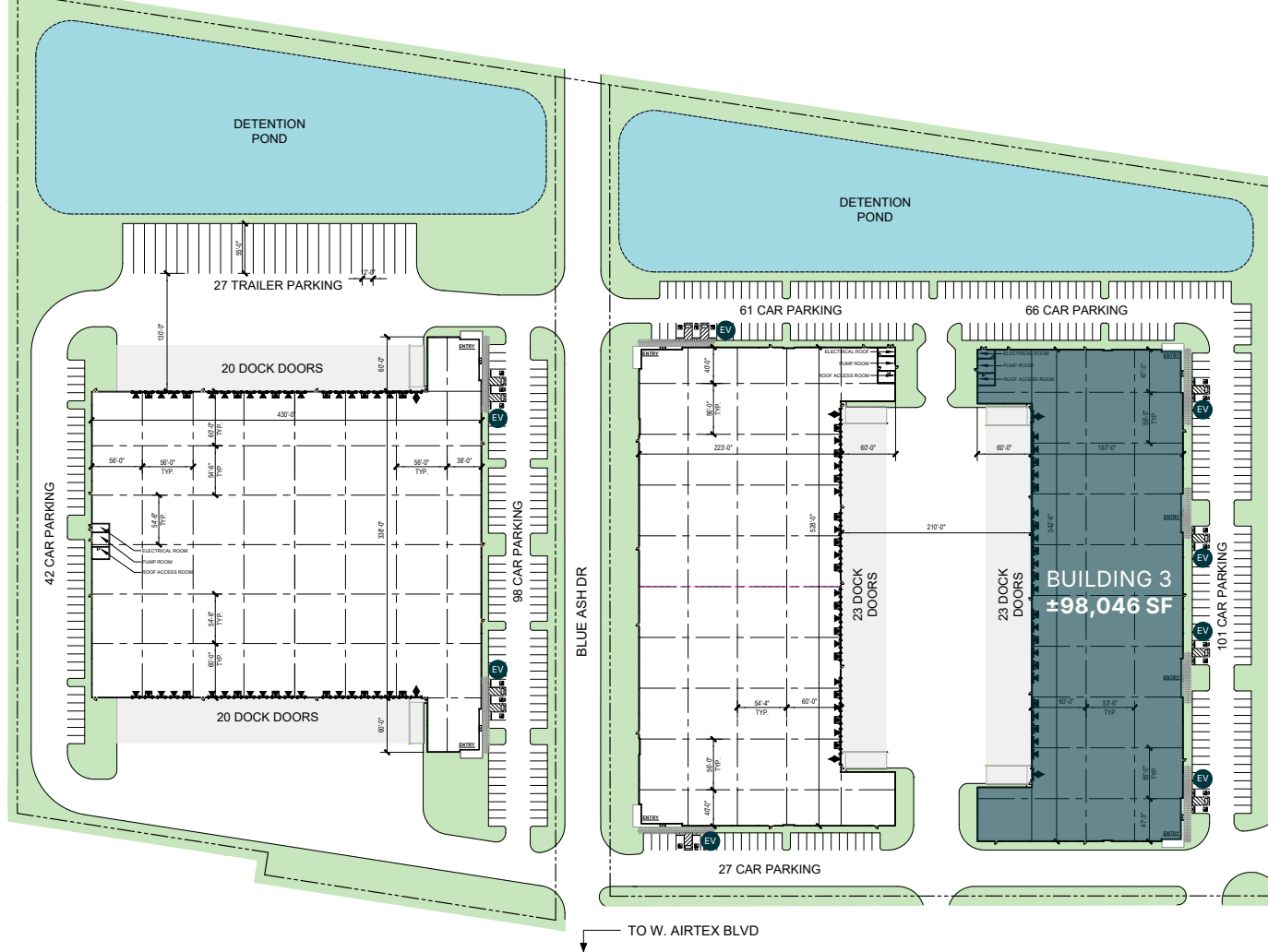
Drive-in Doors  
2

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  
49,000 SF

Dock Doors  
23

Car Parking Spaces  
151

Sprinkler  
ESFR

Spec Office  
BTS

Drive-in Doors  
2

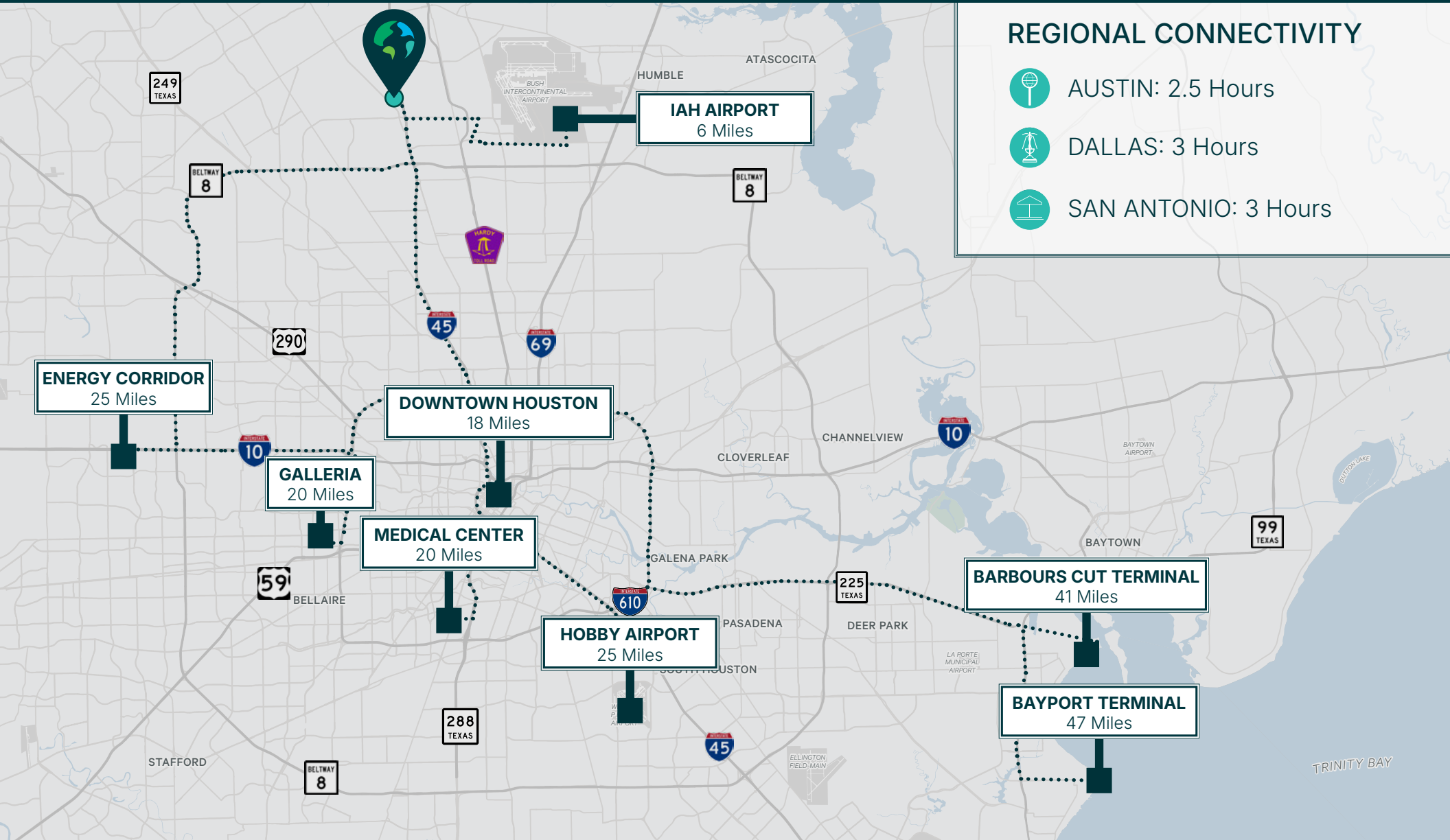
Column Spacing  
56'x53'6"

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.



## REGIONAL CONNECTIVITY

-  AUSTIN: 2.5 Hours
-  DALLAS: 3 Hours
-  SAN ANTONIO: 3 Hours

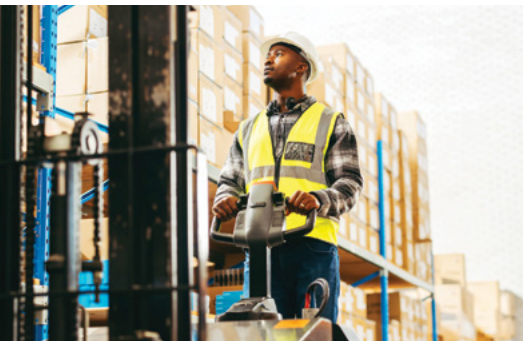
# Prologis Essentials

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

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## 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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