



Port of Houston warehouses

Construction of two new industrial facilities at the nation's No. 1 port for foreign waterborne commerce — located just a few miles from key container terminals — means smooth sailing for 3PLs seeking faster, more efficient distribution.

The Challenge

With imports on the rise and U.S. seaports an increasingly critical link in the supply chain, two leading third-party logistics firms worked with First Industrial Realty Trust to secure strategic warehouse/distribution space near the fast-growing Port of Houston and its two cutting-edge container terminals.

Our Approach

Having acquired prime developable land in La Porte, Texas — one of the most active industrial markets in the Houston region — First Industrial immediately began building two bulk distribution facilities that offered a strategic location just 1.5 miles from Barbour's Cut Container Terminal, the most modern intermodal facility on the U.S. Gulf, and 4.5 miles from the new Bayport Terminal.

Pre-leasing the spec facilities during the construction phase to Ozburn-Hessey Logistics and Jacobson Warehouse Company — 210,000 sf. and 80,000 sf., respectively — First Industrial's team was able to accommodate critical tenant requirements in the design such as adding a foam fire suppression system to one facility and creating a fenced and gated trailer storage lot for the other.

The Outcome

Coupling development expertise with unmatched flexibility and responsiveness, First Industrial was able to meet the unique needs of two long-time customers by delivering state-of-the-art front-load, dock-high distribution facilities located at the very heart of Houston's booming intermodal industry.

Development

Acquisition
Multi-Market
Sale Leaseback



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