



TRANSWESTERN

REAL ESTATE  
SERVICES

HOUSTON, TX

# Sam Houston Distribution Center

Agency Leasing

Sam Houston Distribution Center, a Class A, 833,720-square-foot speculative industrial project, was brought to 100% occupancy by Brian Gammill, Darryl Noon, Jude Filippone and Carter Thurmond, who provided leasing and marketing services on behalf of the owners.

Located at 9625 Fallbrook Pines and 8828 Taub Road near Beltway 8, Sam Houston Distribution Center is in the epicenter of Houston's dynamic Northwest submarket. The three-building asset includes a large cross dock, two front-loading buildings with 32' to 36' clear heights and additional land for trailer parking. Developed as a joint venture between Transwestern Development Company and J.P. Morgan Global Alternatives, construction was completed in 2020.

The transactions include:

A 494,800-square-foot lease with Goodman Manufacturing Company, a worldwide leader in residential and commercial HVAC systems, represented by Seth Koschak of Stream Realty Partners.

A 200,200-square-foot lease with Foxconn Assembly LLC, a computer and peripheral equipment manufacturing company, represented by Reggie Beavan and Joshua Brown of Newmark Knight Frank.

A 97,440-square-foot lease with Freeway Logistics, a logistics company specializing in warehousing, e-commerce fulfillment and supply chain solutions, represented by Beau Kaleel and Michael Foreman of Cushman and Wakefield.

A 41,280-square-foot lease with Thunder Logistics, a freight transportation company, represented by David Buescher of JLL.

“For the first time, the Houston industrial market could see over 30 million square feet of positive absorption this year.”

Brian Gammill  
Managing Director