



Scout Cold Logistics Center Houston

10575 Red Bluff
Pasadena, TX 77507

FOR LEASE

**±248,240 SF Cooler
/Freezer Space**

- Excellent port and freeway access, in heavyweight corridor
- New, Class "A", Cross-dock
- Flexible and Divisible
- 32' clear height
- 64 dock high doors; 2 drive in doors
- 45 off-dock trailer parking spaces
- Foreign Trade Zone capable
- Owner is an expert in the development and management of cold assets
- Reach over 5 million people within 45-minute drive
- Located in SE Houston; 3.5 miles to Bayport Terminal / 8.1 to Barbours Cut



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Flexible Cooler/Freezer in the Port Houston Heavyweight Corridor

The newly constructed Scout Cold Logistics Center - Houston can accommodate any variation of freezer and refrigeration build-out to suit your company's requirements. The Class "A" dry shell warehouse condition means you can design exactly what you need, whether it is one large, refrigerated environment, or multiple rooms designed for varied products and temperature ranges, including freezer space.

The property is strategically located near Port Houston - well within the port's heavyweight corridor and only 3.5 miles from the Bayport Terminal and 8 miles from Barbour's Cut Container Terminal.

The cross-docked nature of the new, 32' clear, Class "A" warehouse allows the flexibility to demise spaces from ±65,000 SF up to 248,240 SF and affords companies an operationally-efficient and high-throughput environment. The property's ownership group, Scout Cold Logistics, is expert in the design and construction of cooler and freezer environments. Scout's business model is to invest in cold improvements on behalf of its tenants. Scout has delivered millions of square feet of cold spaces for produce, protein, and other cold storage companies. Temperature-controlled facilities can be delivered at SCLC - Houston within months of completed space planning.

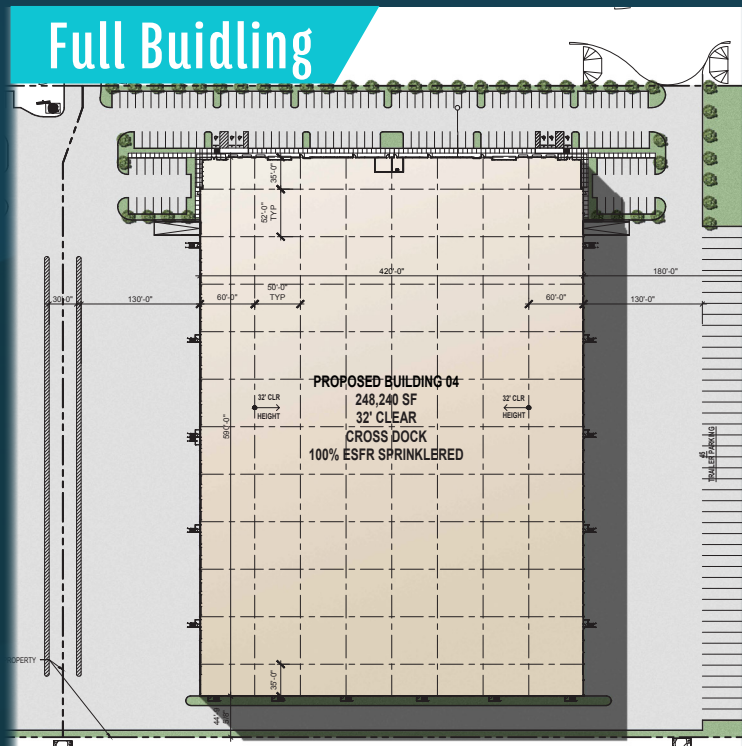
About the Owners

Scout Cold Logistics is an experienced, institutional real estate investment and development company with a specific expertise in the cold industry. The includes experience in the development, ownership and management of millions of square feet of Class-A, multi-temperature facilities, as well as its principal's development of, and investment in, 40+ million square feet of traditional (dry) warehousing. Scout Cold Logistics has committed over \$900M of freezer/cooler facility transactions totaling over 5M square feet.

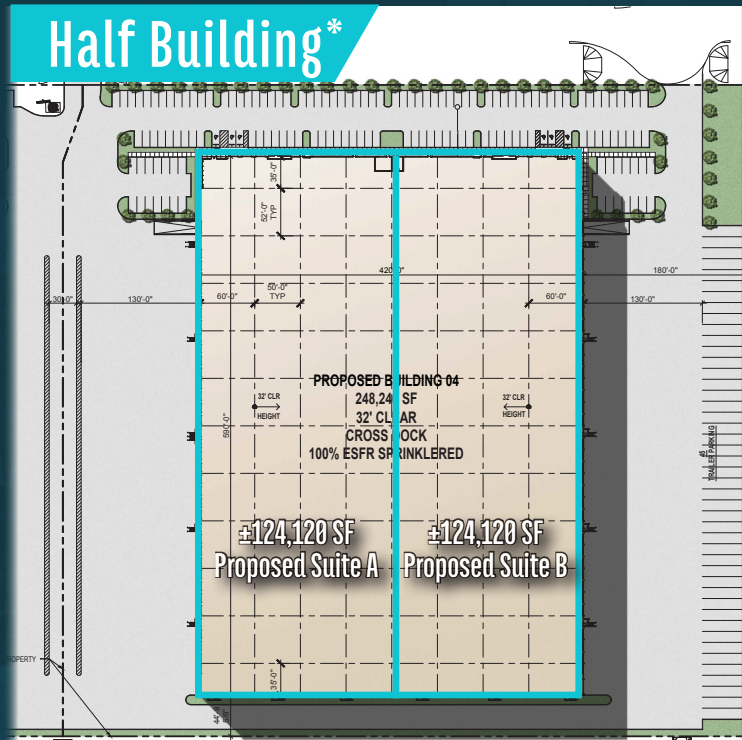
Scout's founder, Vincent Signorello, has more than 20 years of commercial real estate, infrastructure and transportation investment experience, including serving as President and CEO of Florida East Coast Industries ("FECI"), a portfolio company of Fortress Investment Group. Dan Marcus, a Partner at Scout, leads the firm's cold development and investment platform, with significant experience in freezer and cooler construction, and was formerly an executive at FECI and Prologis.



Full Building



Half Building*

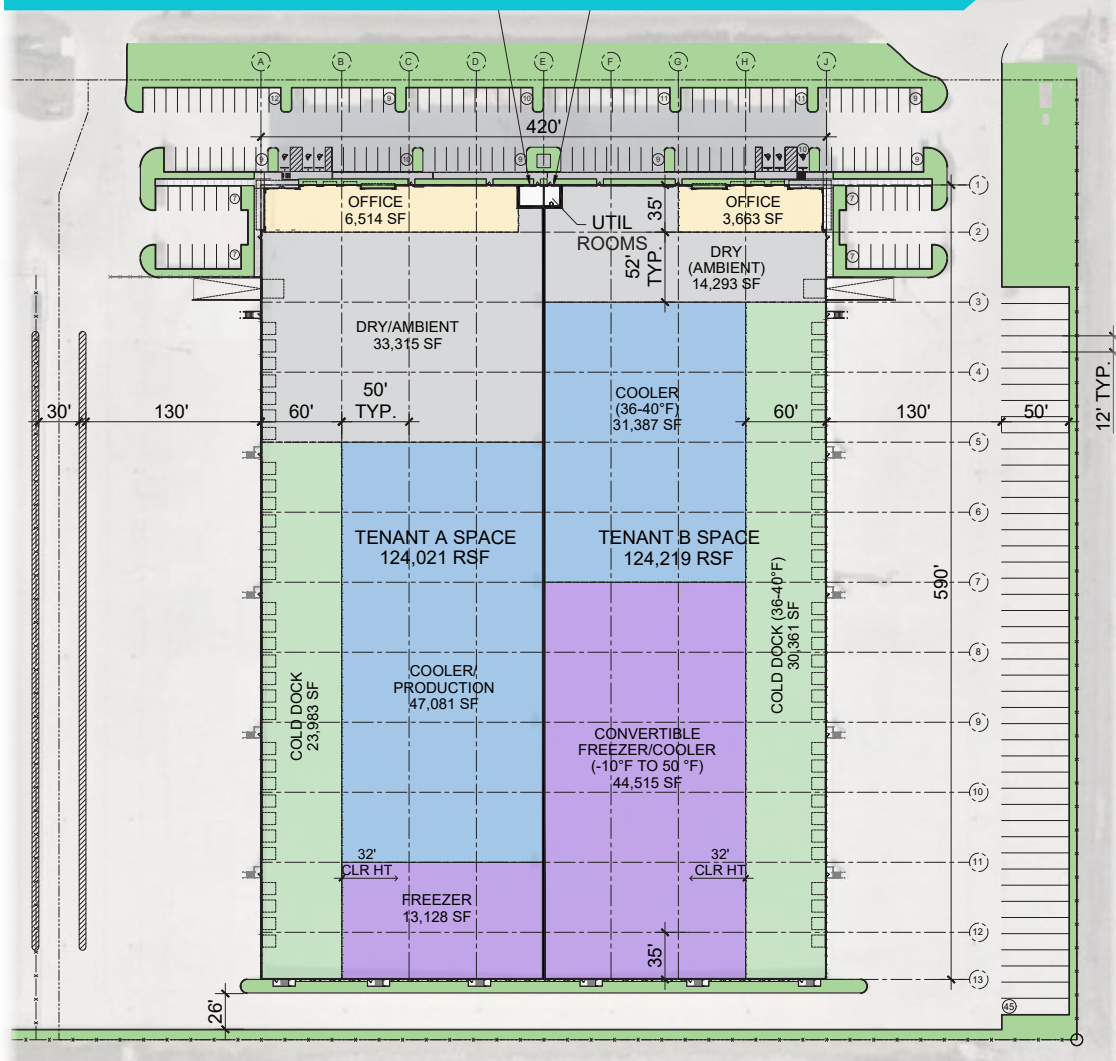


* Detailed CONCEPTUAL floor plan on following page

Available Space Information

AVAILABLE SF	248,240 SF (divisible)
AVAILABLE SPACE	420' W x 590' L
OFFICE FINISH	To suit
CAR PARKING	148
TRAILER PARKING	45 off-dock
LOADING DOCKS	64 docks (9'x10')
DRIVE-IN DOORS	2 drive-in doors (14'x16')
CLEAR HEIGHT	32'
COLUMN SPACING	50' W x 52' L
TRUCK COURT	130'-180'
SPRINKLER SYSTEM	ESFR
SLAB THICKNESS	TBD
ROOF	TPO membrane
LIGHTING	To suit
REFRIGERATION	Cooler and freezer designed to meet tenant's specific requirements; separate controls and systems from other tenants
INCENTIVES	Foreign Trade Zone capable
SYSTEMS	Brand-New, High-Quality
TEMPERATURES	Cooler & Freezer, Multi-Zone, To Suit
TIMING	Delivery ±6-7 months from approval of T.I. space plan

Conceptual Multi-Tenant Floor Plan



Conceptual Multi-Tenant Specs

SAMPLE TENANT A - FOOD PRODUCTION USE

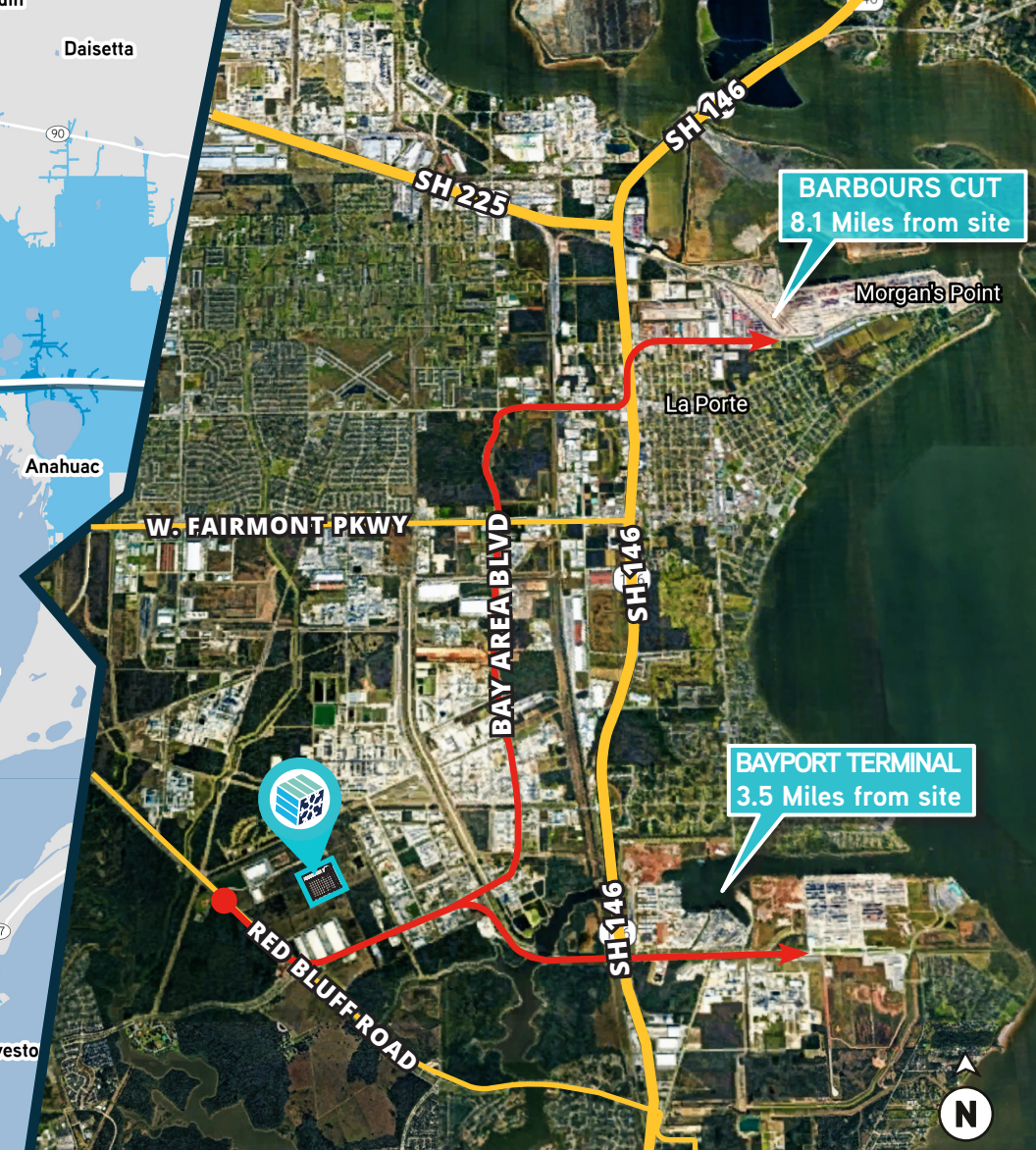
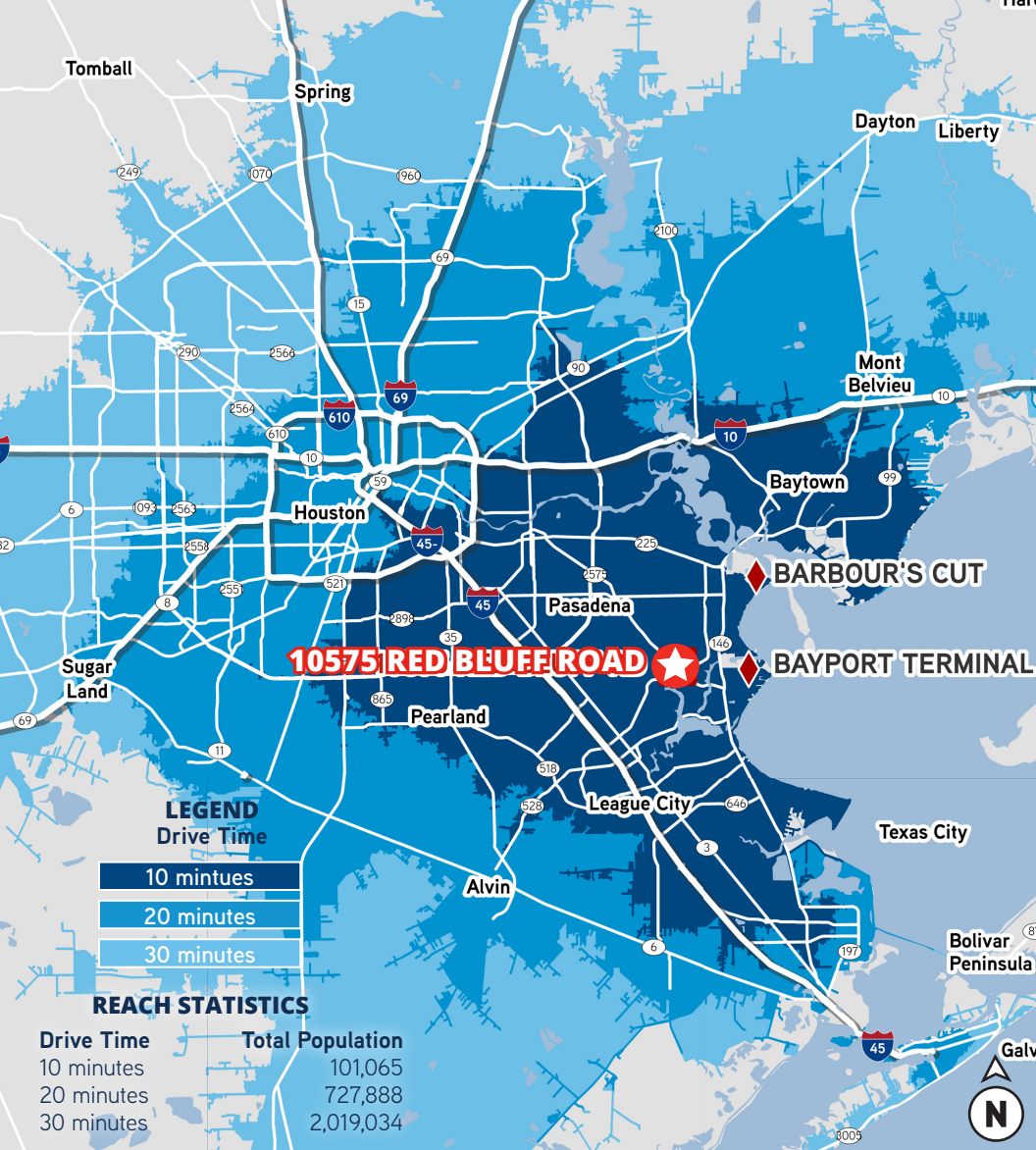
FREEZER	13,100 SF
COLD PRODUCTION	41,100 SF
COLD DOCK	24,000 SF
AMBIENT	33,300 SF
OFFICE	6,500 SF

SAMPLE TENANT B - TRI-TEMP DISTRIBUTION USE

CONVERTIBLE FREEZER	44,500 SF; freezer is convertible to cooler
COOLER	31,400 SF
COLD DOCK	30,400 SF
AMBIENT	14,300 SF
OFFICE	3,600 SF

The facility is currently in shell condition and owner will build out cold infrastructure to tenant's *exact* specification. The building can accommodate a single user or can be demised for multiple tenants.

*Above is a *conceptual floor plan* showing a two-tenant scenario with varying freezer/cooler layouts.



PORTS

Bayport Terminal: 3.5 miles
Barbours Cut: 8.1 miles



CITIES

Austin, TX: 180 miles
San Antonio, TX: 220 miles
Corpus Christie, TX: 220 miles
Dallas, TX: 260 miles
Baton Rouge, LA: 260 miles
New Orleans, LA: 340 miles



AIRPORTS

HOU: 15 miles
IAH: 37 miles



HIGHWAYS

3.0 miles
 6.5 miles
 9.0 miles

Houston Cold Footprint



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