Kenswick AirFreight & LogisticsCentre 1, and 2
Houston, Texas

HOUSTON AIRPORT SYSTEM
BUSH INTERCONTINENTAL / HOBBY / ELLINGTON

CASE STUDY

OBJECTIVE

To develop an "off-airport" industrial park to accommodate the real estate needs of the airfreight and logistics industry serving Houston Intercontinental Airport by offering a better ground transportation access and more favorable economic terms than existing "on-airport" industrial products.

STRATEGY

Trammell Crow Company developed a 24.3 acre Master Planned industrial business park offering Class A industrial offices and warehouse space. The development offered the airfreight and logistics companies that needed immediate access to the Trammell Crow Company Air CargoCentres I and II with a real estate solution that afforded access to all major highways while avoiding the congestion associated with the Central Terminal Area and provided a cost advantage over traditional "on-airport" facilities.

VALUE CREATION

The size of the projects offers flexibility in design as well as product type, and affords opportunities with respect to accommodating customer needs for expansion. The critical mass of the project affords economies of scale which translate into more favorable economics for our customers. The project's central location provides exceptional ingress and egress to the airport, all cargo areas, and all major state and interstate highways serving north Houston and Airport.

Quick Facts

Completion: November 2006

Services
- Airport Master Planning
- Development Management
- Project Management
- Property Management
- Project Leasing

Scope – Phase I
- Two Buildings
- 165,000 sf Building
- 24' Clear Height
- 200' Shared Truck Court

Geography
- George Bush Intercontinental Airport, Houston Texas