

BISON GROVE BUSINESS PARK  
Dallas, TX

# Industrial & Logistics United States

Hines



# Industrial & Logistics at Hines

**With more than 65 years’ experience in the industrial and logistics sector around the world,** Hines has a unique, long-term perspective on this rapidly evolving space and a deep understanding as to how it integrates into modern urban environments and supply chains.

Over this time, Hines has built an integrated global business focused on the investment, acquisition, development, and management of industrial and logistics properties.

Our industrial and logistics experience spans the development of more than 81 million square feet of projects completed or underway, the acquisition of 57 million square feet and management of more than 60 million square feet globally.



## Worldwide Industrial & Logistics

EXPERIENCE  
**139.1M SF**

ACQUISITIONS  
**57.2M SF**

DEVELOPMENTS  
**52.8M SF**

IN DESIGN OR UNDER CONSTRUCTION  
**28.9M SF**



**\$8.7 Billion AUM**

## U.S. Industrial & Logistics

EXPERIENCE  
**59.5M SF**

ACQUISITIONS  
**13.5M SF**

DEVELOPMENTS  
**27.7M SF**

IN DESIGN OR UNDER CONSTRUCTION  
**18.3M SF**



**\$3.4 Billion AUM**





# The Right Expertise in the Right Places

**With well-worn boots on the ground in major cities across the U.S.,** Hines brings nationwide execution capabilities to the development and management of any size industrial and logistics property.

Our firm is uniquely qualified to service a wide range of tenants and investments, ranging from complex manufacturing facilities or high-finish office showrooms to low-finish distribution buildings and high-tech fulfillment facilities.

Whether the need calls for urban in-fill projects or multibuilding/multiformat business parks, our dedicated, specialized personnel work together to create high-quality tenant operations that are skillfully planned and exceptionally managed.



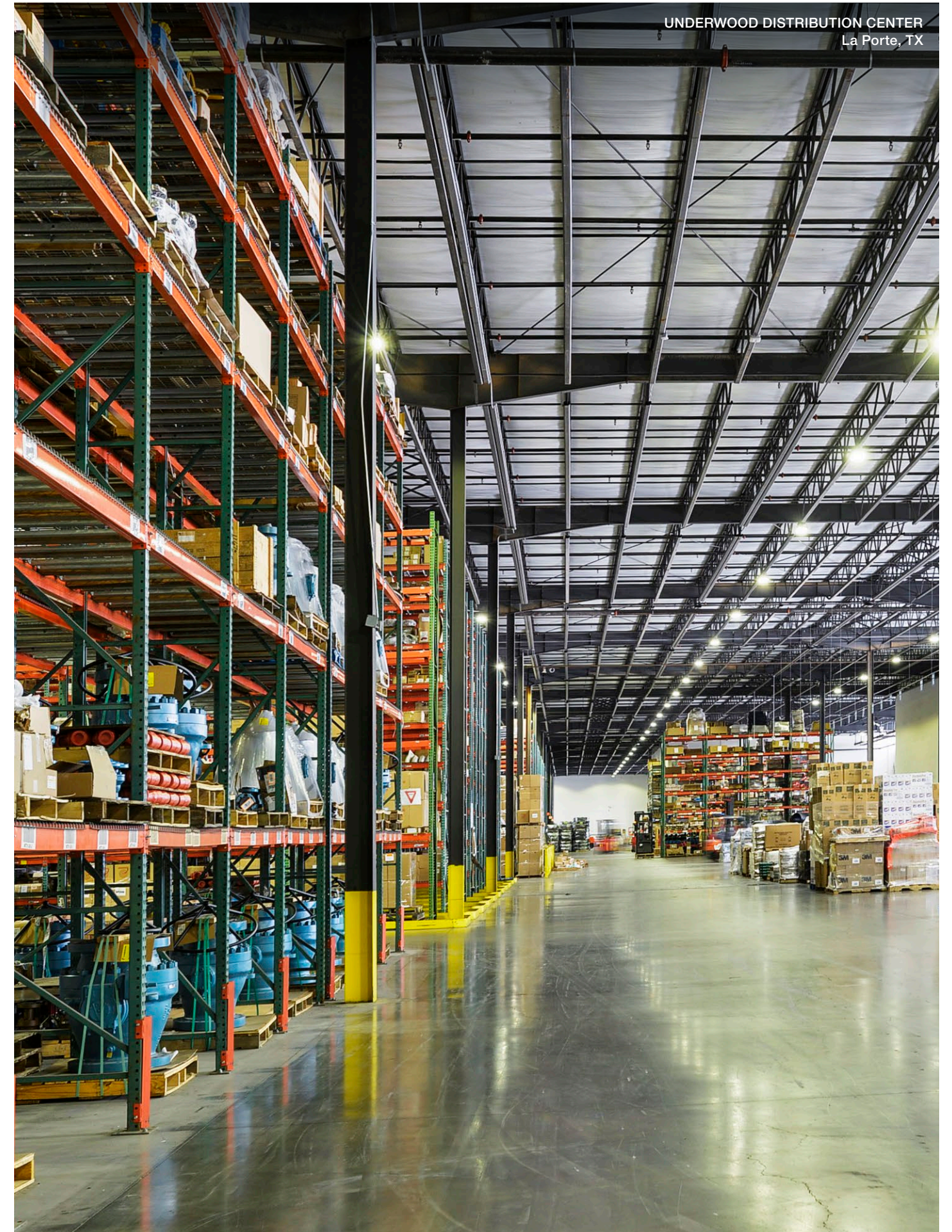
## Development

On-Time, On-Budget, and Focused On Quality

Hines has **extensive global property development experience** and a **proven track record** in delivering industrial and logistics facilities for some of the **world's largest, most sophisticated occupiers**.

Our industrial development services include:

- Build-to-suit developments
- Design-build projects
- Construction management
- Site selection and assessments
- General real estate consulting





BELTWAY SOUTHWEST BUSINESS PARK  
Houston, TX



## Enhanced Occupier Productivity and Retention

The aim of every Hines property is for our tenants and their employees to be more productive. Hines buildings are designed for operational ease, including higher clear heights, improved circulation, and higher parking counts. Thoughtful amenities, including sport courts, landscaped walking paths, and outdoor pavilions, offer greater workforce satisfaction and retention and higher renewal rates in Hines-owned/managed properties.

Because we're active in all submarkets across Tier 1 and Tier 2 cities in the U.S., our locations are rigorously sourced with today's drivers in mind, with abundant labor supply nearby and high-density delivery destinations within a short drive.



CHELSEA POINT  
Chelsea, MA

## Flexible, Scalable Business Parks

Hines is reinvigorating the modern business park by putting flexibility at the forefront. Aesthetically pleasing and scalable by design, we integrate multiformat buildings with varying depths to allow for smaller, higher-finish users as well as larger, low-finish users. Rear-load, front-load, and cross-dock options provide our tenants with even greater functionality and flexibility. Hines has an extensive track record of successfully delivering build-to-suit projects for the most demanding tenant occupiers in the U.S.

### Hines Parks Offer:

- Inventory buildings for lease
- Land for build-to-suit or build-to-sale projects
- Design-build projects for user/owners

BOULEVARD OAKS BUSINESS PARK  
Houston, TX





# Select Portfolio



RACEWAY INDUSTRIAL PARK  
Las Vegas, NV | 670,650 SF



CORNER RIDGE CROSSING  
San Antonio, TX | 577,093 SF



BUSCH LOGISTICS PARK  
Atlanta, GA | 737,000 SF



515 E. DYER  
Santa Ana, CA | 414,000 SF



SOUTHLINK LOGISTICS CENTER  
Dallas, TX | 1,044,647 SF



PARC 114 BUSINESS PARK  
Irving, TX | 594,777 SF



201 MOUNTAIN VIEW PARK  
West Valley City, UT | 727,933 SF



GRAND NATIONAL BUSINESS PARK  
Houston, TX | 1,230,271 SF



TABLER STATION LOGISTICS PARK  
Martinsburg, WV | 1,591,520 SF



PINTO BUSINESS PARK  
Houston, TX | 840,318 SF



BELTWAY SOUTHWEST BUSINESS PARK  
Houston, TX | 351,800 SF



SOUTHPARK COMMERCE CENTER II  
Austin, TX | 372,125 SF



INDEPENDENCE LOGISTICS PARK  
La Porte, TX | 2,165,090 SF



BISON GROVE BUSINESS PARK  
Dallas, TX | 880,000 SF



WHITELAND 65 LOGISTICS CENTER  
Indianapolis, IN | 1,100,000 SF



PARK 79 - SOUTHWEST INDUSTRIAL CENTER  
Phoenix, AZ | 567,188 SF



# Our People

**Our success lies in our ability to assemble the right team for each project we support.** Industrial and logistics projects are critical pieces of infrastructure within the communities in which they are located. We are able to bring together people with the right experience to navigate not just the project itself, but also the intricacies of urban planning, together with a genuine understanding of how both goods and people move through urban environments.



**Tom Lawless**  
Senior Director  
WEST REGION-U.S.



**Will Renner**  
Managing Director  
MIDWEST REGION-U.S.



**Palmer Letzerich**  
Senior Managing Director  
SOUTHWEST REGION-U.S.



**Thomas Griggs**  
Managing Director  
EAST REGION-U.S.



**Ryan Wood**  
Managing Director  
SOUTHEAST REGION-U.S.

# Our Firm



**The first project Hines developed was a warehouse in Houston, Texas.** That was 1957. Today, Hines is one of the largest, most respected real estate organizations in the world, with extensive experience in investments across all property types. We bring our lessons learned and best-practice experiences to each and every project, to benefit and add value for our clients and partners.





Hines at a Glance

**\$95.7 Billion**  
Hines Assets Under Management<sup>1</sup>

**96M SF**  
Portfolio of Third-Party Property-Level Services<sup>2</sup>

1. Includes both the global Hines organization and RIA AUM as of December 31, 2022  
2. Includes 388 properties as of December 31, 2022

Development Worldwide

CURRENTLY UNDERWAY	COMPLETED
<b>203</b>  projects	<b>982</b>  projects
<b>91.8M SF</b>	<b>295M SF</b>

Asset/Property Management Portfolio

**685**   
properties

**216M**   
square feet

**395**  
cities

**30**  
countries

Australia, Austria, Brazil, Canada, China, Czechia, Denmark, Finland, France, Germany, Greece, Hong Kong S.A.R., India, Ireland, Italy, Japan, Luxembourg, Mexico, Netherlands, New Zealand, Panama, Poland, Russia, Singapore, South Korea, Spain, U.A.E., U.K., U.S.A., Vietnam

## World Headquarters

845 Texas Avenue, Suite 3300  
Houston, TX 77002 USA  
713 621 8000

## European Headquarters

5 Welbeck Street  
London W1G 9YQ, England  
44 20 7292 1900

## Asia Pacific Headquarters

28/F, AIA Central  
No. 1 Connaught Road  
Central, Hong Kong

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## Regional Contacts

### WEST REGION-U.S.

**Douglas H. Metzler**  
Senior Managing Director / CEO  
San Francisco  
415 982 6200

### ASIA PACIFIC REGION

**Raymond M. Lawler**  
Senior Managing Director / CEO  
Hong Kong  
949 313 2200

### MIDWEST REGION-U.S.

Including Canada  
**Steve Luthman**  
Senior Managing Director / CEO  
Chicago  
312 419 4929

### SOUTHWEST REGION-U.S.

Including Mexico and Panama  
**Mark A. Cover**  
Senior Managing Director / CEO  
Houston  
713 237 5600

### SOUTHEAST REGION-U.S.

Including The Caribbean  
**Steve Luthman**  
Senior Managing Director / CEO  
Chicago  
312 419 4929

### EAST REGION-U.S.

**Sarah Hawkins**  
Senior Managing Director / CEO  
New York  
212 294 2526

### EUROPEAN REGION

Including Middle East / North Africa  
**Lars Huber**  
Senior Managing Director / CEO  
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### EURASIA REGION

**S. Lee Timmins**  
Senior Managing Director / CEO  
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### SOUTH AMERICA

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## Industrial Contacts

### WEST REGION-U.S.

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### MIDWEST REGION-U.S.

Including Canada and  
South America  
**Will Renner**  
Managing Director  
Chicago  
312 419 4900

### SOUTHWEST REGION-U.S.

Including Mexico and Panama  
**Palmer Letzerich**  
Senior Managing Director  
Houston  
713 237 5600

### SOUTHEAST REGION-U.S.

Including The Caribbean  
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Managing Director  
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770 206 5300

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