

Port Inspires Industrial Development in La Porte and Deer Park



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[Jenny Aldridge](#)

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Two large industrial properties in east Houston recently leased, and experts say to expect a strong market over the next year. Jones Lang LaSalle and Houston-based Vigavi Realty LLC recently announced the lease of a new **31,480-square-foot industrial center at 11804 Fairmont Parkway**, situated on 3.3 acres in **La Porte**, to Houston-based Sprint Safety, a manufacturer of safety equipment and services for the petroleum and industrial industries.

Sprint Safety is relocating from a smaller facility in Baytown and was looking for a facility where it could expand its services, said Jason G. Whittington, principal of NAI Houston, who represented Sprint Safety in the transaction. Richard Quarles, vice president of the Houston office of Jones Lang LaSalle, and executive vice president Mark Nicholas represented the owner.

The center has access to refineries and plants located in La Porte, Deer Park and Baytown.

In nearby Deer Park, Houston-based Flexitallic Group Inc., a manufacturer of gaskets and joints, signed a lease for a multi-building, 400,000-square-foot manufacturing facility on 27 acres in Deerwood Glen Business Park, located between the Beltway and Highway 225. Ryan Fuselier with Jones Lang LaSalle represented the tenant in the transaction.

Houston-based Clay Development and Construction Inc. owns and developed the property. It is their fourth business park in the area, with 26 acres left for development. Clay recently bought another 42 acres at the Beltway and Hwy 225, with plans to build a flex and cross dock, and have requested a permit to build a 80,000-square foot spec office building at the Deerwood Glen Park.

Houston's industrial market grew in 2013, and will continue to do so, according to a report compiled by Commercial Gateway, the commercial division of the Houston Association of Realtors.

“(An) anomaly in this market cycle is that tenant size is increasing, and users are willing to secure longer term leases. Houston is now being defined as a Gateway City and the Panama Canal expansion will solidify this position,” said Jude Filippone, vice president of industrial for Transwestern in Houston.

Vacancy in the industrial market overall is at 7.1 percent, slightly down from last quarter's 7.3 percent, but higher than the 6.7 percent recorded a year ago, reports Commercial Gateway. Manufacturing space has the lowest vacancy of 5.2 percent.

“The industrial market will show continued growth, especially in the north and northwest submarkets,” said Richard Quarles, vice president Jones Lang LaSalle in Houston. “The Port of Houston will continue to play a major role as well due to Houston's growth in the international trade sector which houses many petroleum and industrial industries, and reinvestment and expansion of the petrochemical plants and refineries.”

Jenny Aldridge covers real estate and construction for the Houston Business Journal.