

FOR THE EXCLUSIVE USE OF CARAMSMITH92@GMAIL.COM

From the Houston Business Journal:

<https://www.bizjournals.com/houston/news/2018/10/16/exclusive-north-americas-largest-liquor.html>

SUBSCRIBER CONTENT:

Commercial Real Estate

Exclusive: North America's largest liquor distributor buys industrial facility in Katy



Southern Glazer's is the largest distributor of wine and spirits in North America.

ISTOCK



By **Cara Smith** – Reporter, Houston Business Journal
Oct 16, 2018

Almost a year after it broke ground, a nearly 700,000-square-foot distribution facility has nabbed a spirited buyer.

Miami-based Southern Glazer's Wine and Spirits purchased the 673,785-square-foot distribution facility in Katy, sources close to the deal confirmed to the Houston Business Journal. The facility was developed by Atlanta-based Oakmont Industrial Group and **broke ground in Houston-based Parkside Capital's West Ten Business Park in September 2017.**

John Simons and Holden Rushing with Houston-based NAI Partners represented Oakmont in the deal. JLL represented Southern Glazer's, according to sources close to the deal. Oakmont and NAI declined to comment. JLL couldn't be reached for comment.

Southern Glazer's is the largest distributor of wine and spirits in North America, **according to Forbes**, and is the 17th largest private company in the U.S. The company completed roughly \$16.5 billion in sales in 2016, according to Forbes.

The facility, which delivered earlier this year, offers 36-foot-high ceilings, 70-foot-deep loading bays, 56-foot-wide column spacing, ESFR sprinklers and LED warehouse lighting. It was Oakmont's first project in Houston in nearly 20 years. In 1998, Oakmont developed the 72,020-square-foot industrial property at 15555 Vickery Drive in north Houston.

Over the past several months, national and international brands have either acquired, leased or broken ground on distribution space in Houston. In August, Boston, Massachusetts-based Wayfair Inc. (NYSE: W) **leased 103,635 square feet in an industrial building** at 20510 Hempstead Road owned and developed by Indianapolis-based Duke Realty Corp. (NYSE: DRE). In April, Ikea was **under contract to buy 160 acres in Generation Park**, Houston-based McCord Development's 4,000-acre mixed-use development off Beltway 8 in the West Lake Houston region.

Within the past year, Seattle-based Amazon.com Inc. (Nasdaq: AMZN) moved into **its \$120 million, 1.02-million-square-foot fulfillment center** in Katy that was developed by Duke Realty.