

# Exclusive: Goodman Manufacturing leases 400K SF spec facility

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Houston-based Goodman Manufacturing, a subsidiary of one of the world's largest heating and cooling giants, leased 411,442 square feet of distribution space in northwest Houston.

The company leased the entirety of Northwest Logistics Center, which broke ground speculatively in late 2017 and is just south of Highway 290 and east of Beltway 8, a Goodman spokesperson confirmed to the Houston Business Journal. A distribution and logistics operations department will operate out of the building, the spokesperson said. It's likely that employees around Houston will be transferred to this new facility, the spokesperson said.

Dallas-based Stream Realty Partners developed and leased the property. Goodman Manufacturing signed a five-year lease, the spokesperson said.

Goodman Manufacturing is a subsidiary of Daikin Industries Ltd., a Japanese heating and cooling giant that opened a \$417 million campus on a 90-acre parcel near U.S. Highway 290, three miles west of Texas State Highway 99. The massive distribution and processing facility, dubbed Daikin Texas Technology Park, should employ 7,000 workers by 2020, said Takeshi Ebisu, president and CEO of Daikin's Goodman Global Group., in early 2018.

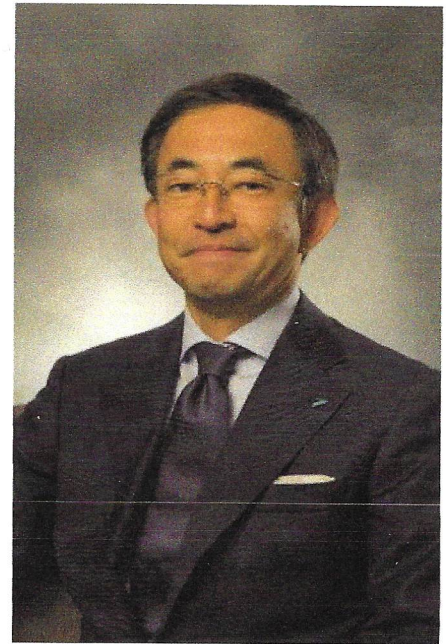
It's unclear when Goodman Manufacturing will occupy the Northwest Logistics Center. Employment numbers weren't disclosed.

Daikin reported \$17.79 billion in global revenue in 2016, per HBJ research.

**Cara Smith**

Reporter

*Houston Business Journal*



COURTESY

Takeshi Ebisu, Daikin's U.S. operations CEO.

# Daikin to hire 2,000 more people for Houston-area campus over next two years

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Daikin Industries Ltd., a Japanese heating and cooling giant, plans to hire thousands of more workers at its Harris County manufacturing hub by 2020, a local executive said.

The company plans to grow to about 7,000 employees at its Daikin Texas Technology Park from the current 4,900 employees on its campus, said Takeshi Ebisu, president and CEO of Daikin's Goodman Global Group. Ebisu spoke Jan. 26 at the Japan Update Conference held downtown at the Petroleum Club. The Japan-America Society of Houston presented the conference.

Daikin opened its \$417 million campus last year.

"Our need for ... employees has grown," Ebisu said.

By 2020, Daikin expects it'll more than double its assembly lines, units produced daily and sheet metal presses, according to a slide in Ebisu's presentation. The company has invested more than \$500 million into its roughly 4.1 million-square-foot campus, Ebisu said.

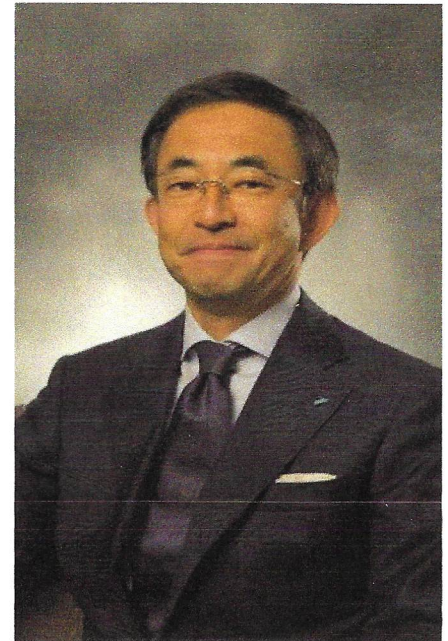
As of March 2016, Daikin had planned to employ up to 5,000 people at its campus.

In May 2017, around half of the plant was dedicated to manufacturing with the other half handling distribution. It was expected at the time that almost any Daikin or Goodman HVAC product, mostly air-conditioning or heating units, shipped in the U.S. would pass through the new facility.

Daikin selected Houston as the location for its new plant largely based on its acquisition of Houston-based Goodman Global Group Inc. in 2012. The multistate site selection began in 2013, and the facility broke ground in 2015. Prologis was the development manager, the general contractor was D.E. Harvey Builders and the architect was Powers Brown Architecture.

Located on a 90-acre parcel near U.S. Highway 290, three miles west of Texas State Highway 99, the new campus is one of the largest and most technologically advanced HVAC manufacturing facilities in the country.

**Jack Witthaus**  
Reporter



COURTESY

Takeshi Ebisu leads Goodman's operations as well as Daikin's U.S. operations as CEO.