



Media Contact:

Lauren Crumrine, Director of Marketing
Industrial Realty Group, LLC
614-562-9252
lcumrine@industrialrealtygroup.com

**PRESS RELEASE
FOR IMMEDIATE RELEASE**

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IRG Welcomes Royal White Cement to Houston Ship Channel Project

HOUSTON, TX – Industrial Realty Group, LLC (IRG), one of the country’s largest owners of commercial and industrial properties, announced today that Royal White Cement has signed a long-term lease at its Houston Ship Channel project.

On site terminal operator, Houston Peninsula Terminal has already begun unloading vessels for the company, while IRG simultaneously works on site improvements.

“We’re proud to welcome Royal White Cement to the project and continue to grow our terminal operations,” said Stuart Lichter, President of IRG. “Our investment will upgrade existing buildings for storage and convert the existing infrastructure for highly efficient, bulk cement unloading. We are excited for the expansion of these assets and infrastructure opportunities.”

The site also features deep water vessel access for loading and unloading with approximately 42’ draft and 862’ of frontage on Houston Ship Channel, multiple railway tracks, and extensive rail infrastructure which will be utilized for cement and other commodities. The project sits at a prime position near the mouth of the ship channel, reducing vessel wait times.

Royal White Cement’s expansion provides a more efficient process for getting raw materials to land and thereby meet the demands of its growing business in the western and southern United States.

“We have long operated in the Houston market, but this direct access to storage and bulk unloading along the channel will provide greater efficiencies and flexibility allowing Royal White Cement to handle and store approximately 100,000 tons of multiple Cementous products such as Slag, Grey Cement, and White Cement,” said Marcel Fadi, Owner of Royal White Cement. “Our partnership with IRG and Houston Peninsula Terminal provides the critical facilities, access, and logistics needed to expand our footprint in Houston and beyond.”

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About IRG

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development, and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges. Learn more at www.industrialrealtygroup.com.

About Royal White Cement

Royal White Cement, Inc. was founded by Marcel Fadi in 1998 with its first terminal-ling operations in its current headquarters in Houston, TX. Since then, Royal White Cement Inc. has developed into one of the leading players in the cement and construction materials sector and expanded to 9 terminals across the United States: Houston, TX | Palm Beach, FL | Philadelphia, PA | Atlanta, GA | Savannah, GA | Glendale, AZ | Long Beach, CA | Stockton, CA. Learn more at www.royalwhitecement.com

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