



SOUTH BELT **CENTRAL**

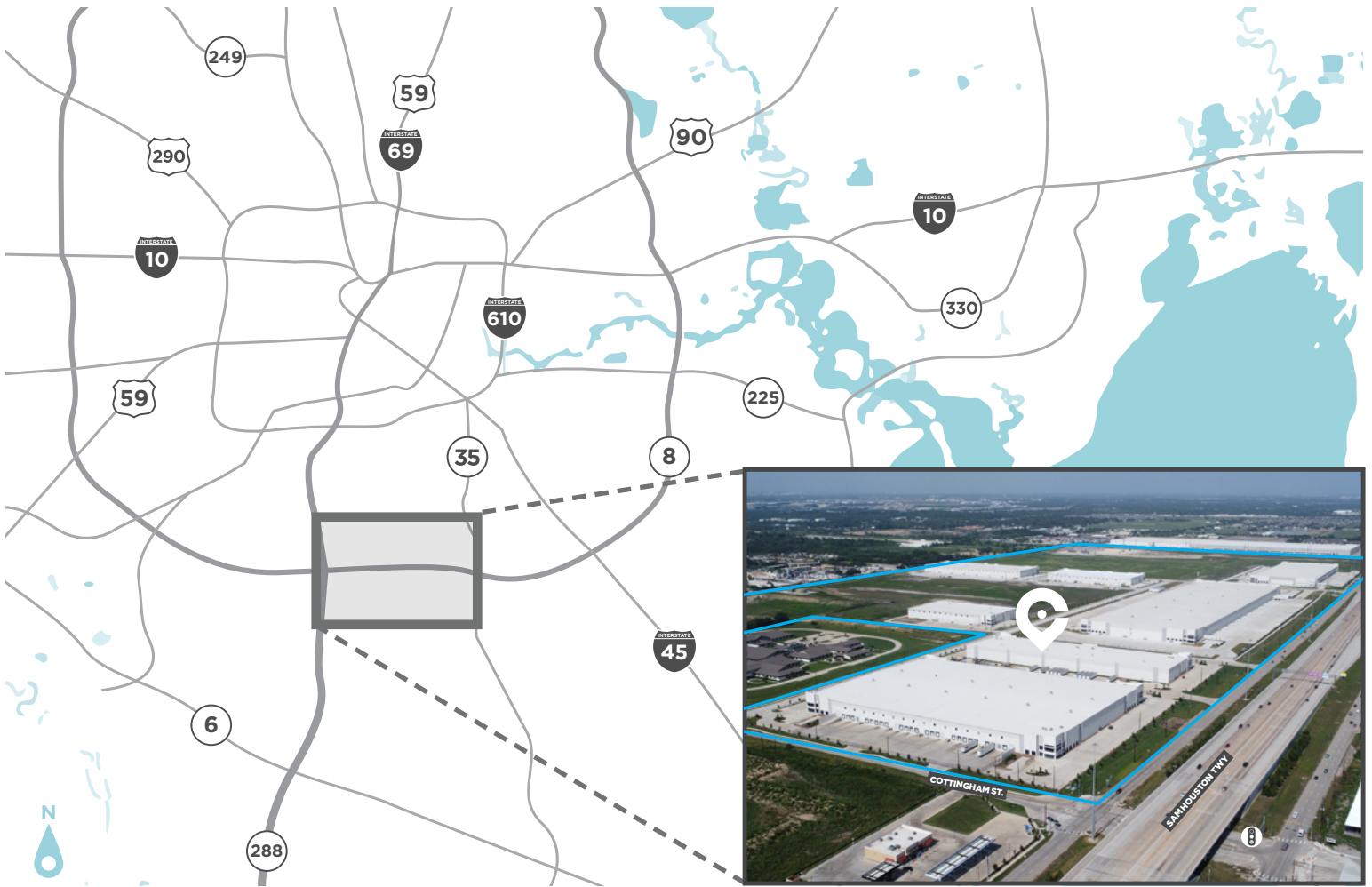
BUSINESS PARK PHASE III

**4897 SOUTH BELT CENTRAL DR
HOUSTON, TX 77048**

BUILDING 11 | ± 373,683 SF CROSS DOCK | AVAILABLE FOR SALE OR LEASE | Q3 2024 DELIVERY



WHERE **CONVENIENCE** &
ACCESSIBILITY INTERSECT



GREAT VISIBILITY & ACCESS FROM BELTWAY 8

2.7 MILES TO HWY 288, PROVIDING CONVENIENT ACCESS TO THE

TEXAS MEDICAL CENTER & DOWNTOWN HOUSTON

QUICK ACCESS FROM

SOUTHWEST & SOUTHEAST SUBMARKETS

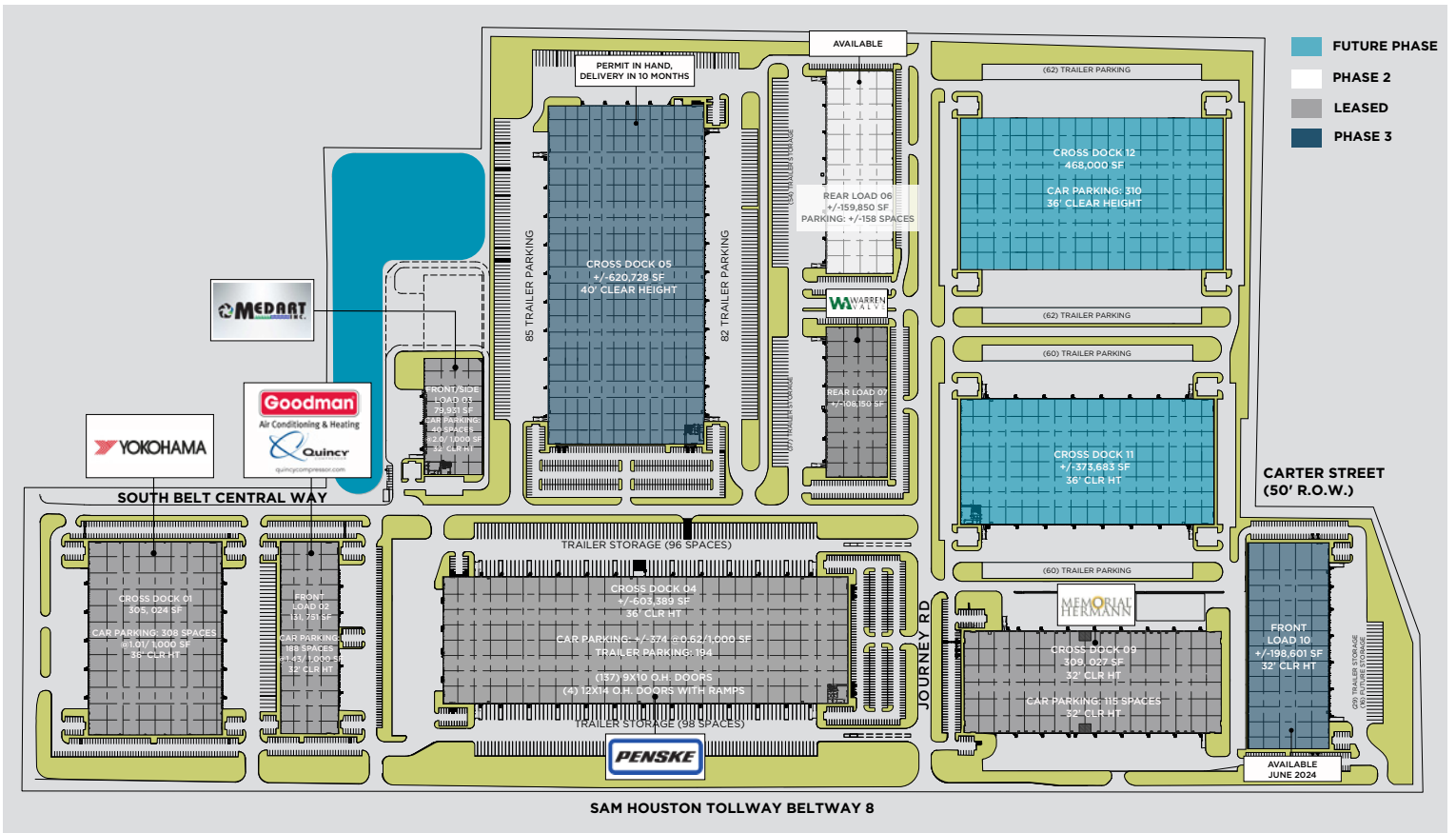
101,971 CARS PASS DAILY ON BELTWAY 8

CLOSE TO **A MILE** OF FRONTAGE ALONG BELTWAY 8

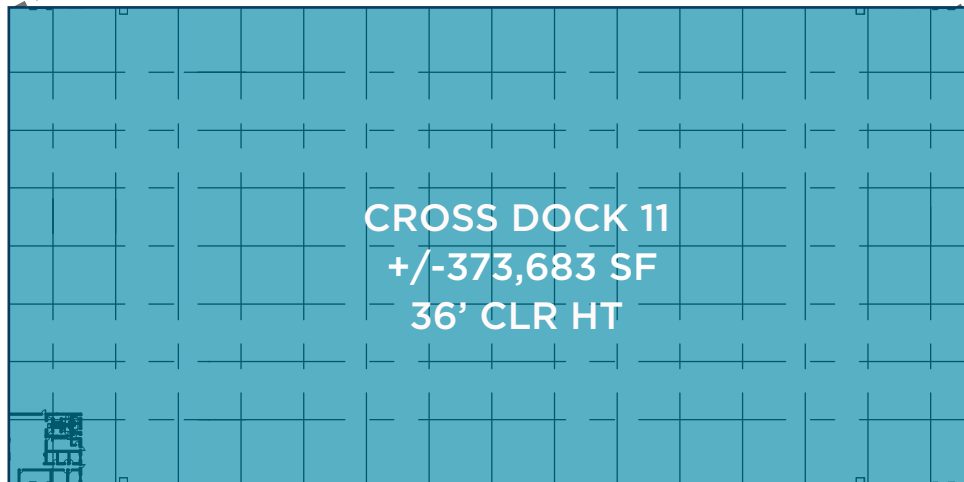
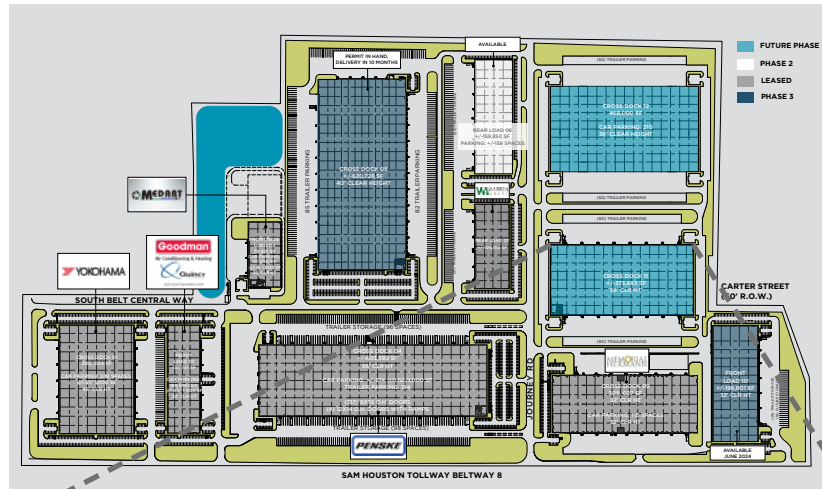
INFILL / HIGH LOCATION / DENSITY RESIDENTIAL ACCESS

PROPERTY FEATURES

- Convenient access to both the southwest and southeast submarkets.
- Building 8 is located in South Belt Central Business Park with easy and convenient access to Beltway 8.
- Park has six curb cuts along Beltway 8. Nine total points of ingress/egress.
- Right-hand turn lane onto Journey Rd and signalized intersection at BW8 & Cottingham Rd
- Regional fire water pump facility and distribution: regional fire water distribution loop and pump facility are complete and are accessible to the entire business park.



BUILDING 11 - Q3 2024 DELIVERY



± 373,683 SF (DIVISIBLE)



4,231 SF SPEC OFFICE



1 AIR CHANGE PER HOUR EXHAUST FANS



± 120 TRAILER PARKING



185' TRUCK COURT



JOINT SEALANTS AND DIAMOND FLOOR SEALER THROUGHOUT



36' CLEAR



56' x 51'-8" COLUMN SPACING W/ 60' SPEED BAYS



SIX (6) 40 LB. MECHANICAL DOCK LEVELERS



± 423 CAR PARKING



ESFR SPRINKLERS



2 LED LIGHT FIXTURES PER BAY



FOR MORE INFO:

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