



WEBSITE



# SOUTH BELT **CENTRAL**

*BUSINESS PARK PHASE III*

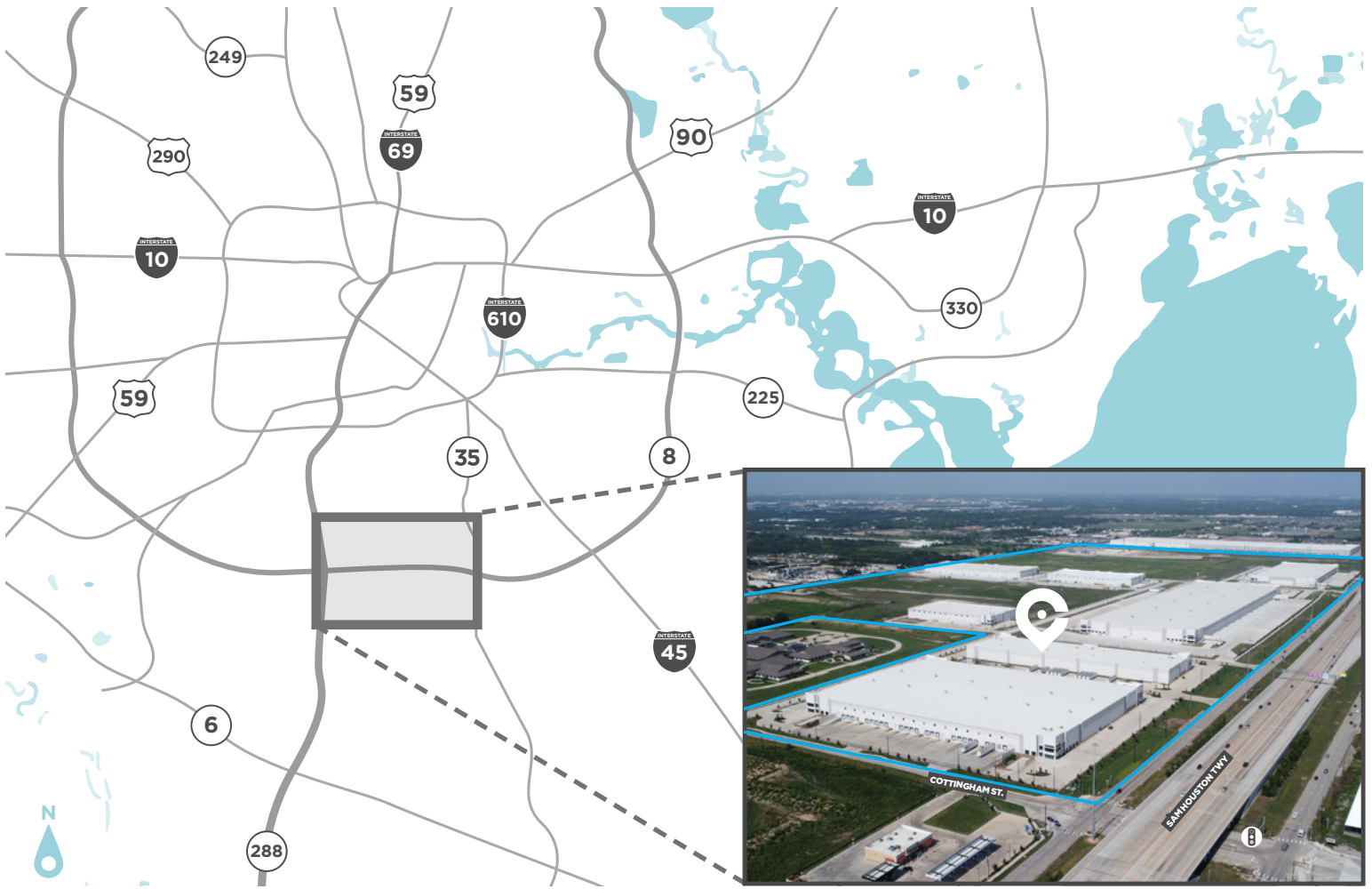
**4897 SOUTH BELT CENTRAL DR  
HOUSTON, TX 77048**

**BUILDING 11 | ± 373,683 SF CROSS DOCK | AVAILABLE FOR SALE OR LEASE | STARTING  
CONSTRUCTION SOON**



CUSHMAN &  
WAKEFIELD

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

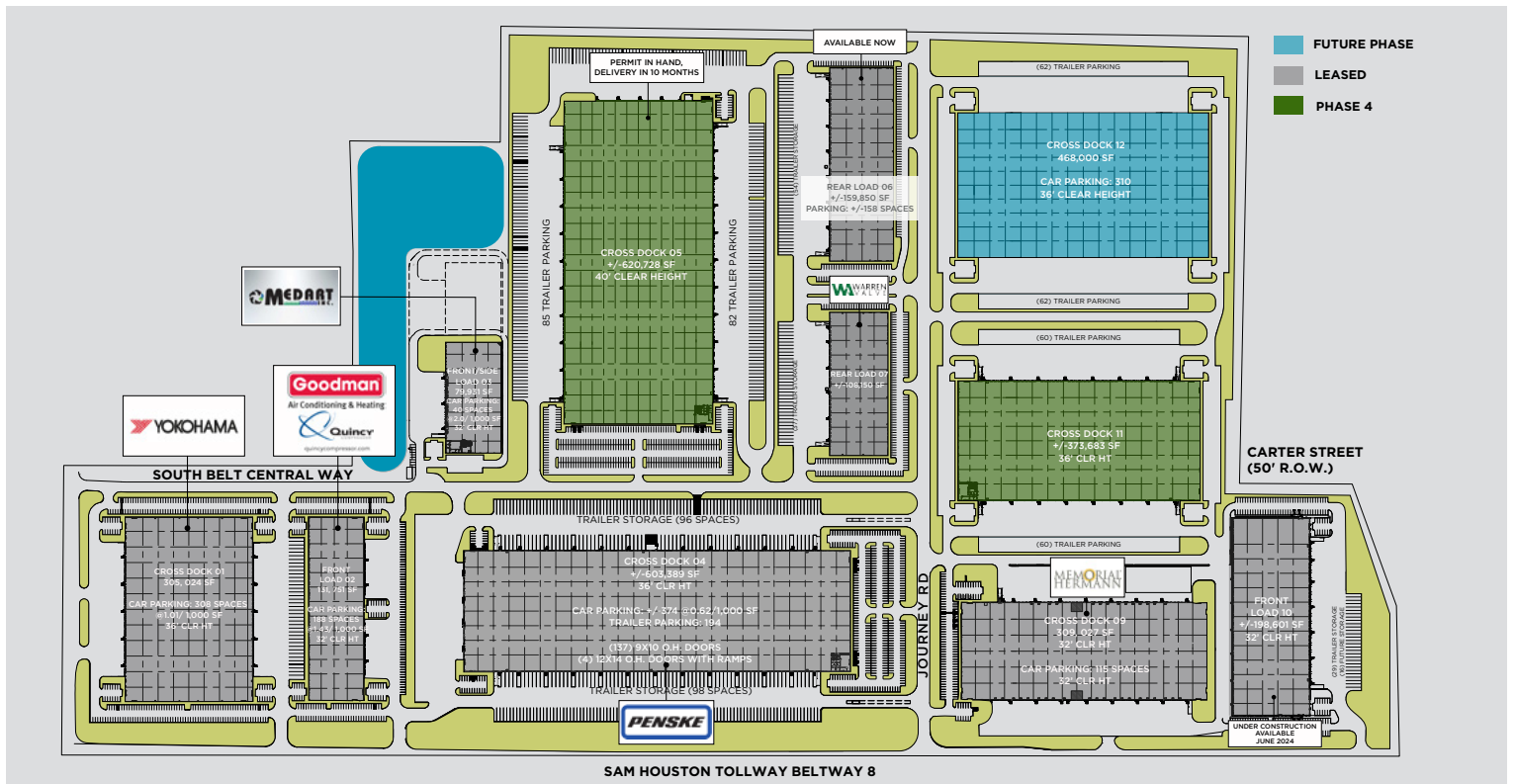
**101,971** CARS PASS DAILY ON BELTWAY 8

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

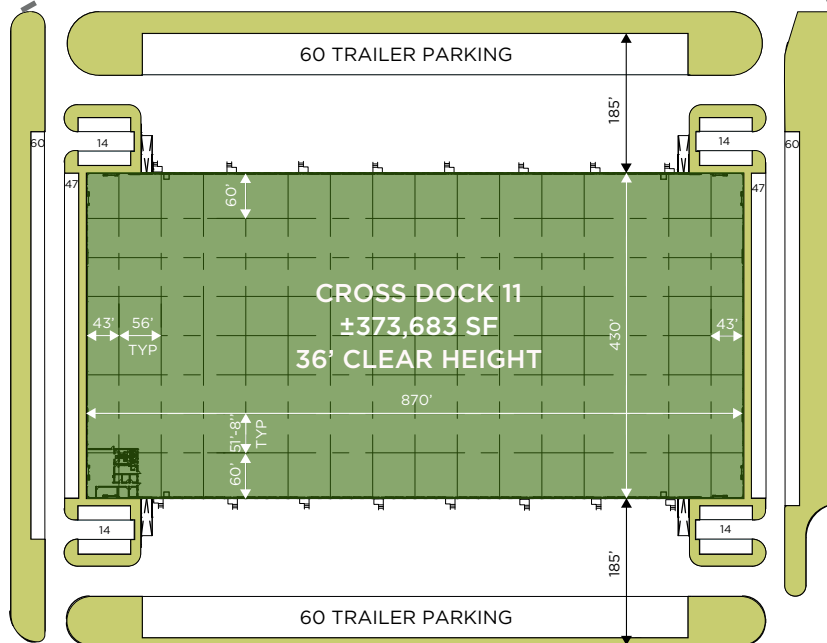
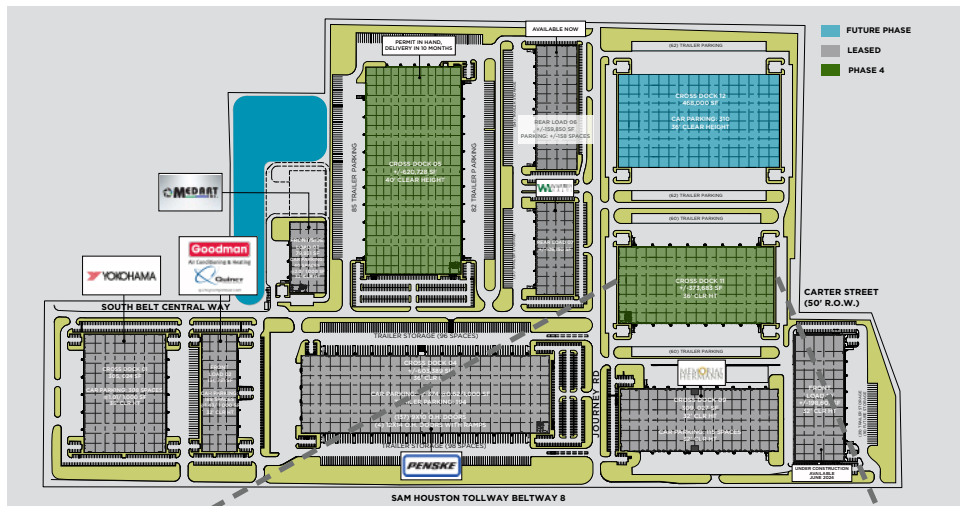
**INFILL / HIGH** LOCATION / **DENSITY** RESIDENTIAL ACCESS

# 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 - CONSTRUCTION STARTING SOON



± 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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