



MAIN **CENTRAL**
BUSINESS PARK



FOR LEASE | AVAILABLE NOW

164,837 SF FRONT LOAD - LAST SPACE AVAILABLE

13393 SOUTH MAIN STREET | HOUSTON, TEXAS





PROPERTY SUMMARY



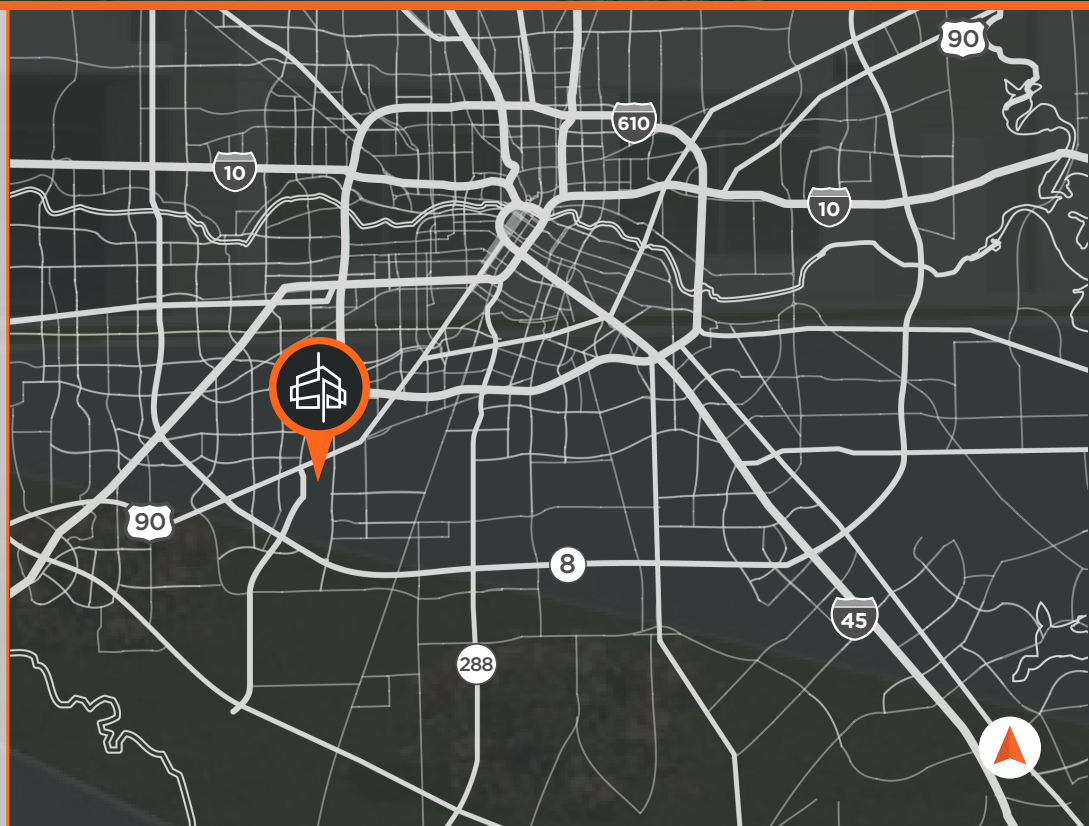
Gasmer Dr.



Verdant Brook Dr.

NEW CONSTRUCTION FOR LEASE IN PRIME INFILL LOCATION

Greenlaw and BGO are pleased to announce their newest industrial project, Main Central Business Park, located in **Southwest Houston**. As the closest-in **Class A+** business park in Houston, Texas. Main Central Business Park revolutionizes **last-mile distribution** with easy access to inner city population, **Texas Medical Center**, as well as the explosive Southwest residential base. Located inside of Beltway 8 at **US-90 & Chimney Rock**, Main Central Business Park contains a **524,186 SF cross dock (164,837 SF Front Load available)** featuring trailer parking, ESFR sprinklers, generous column spacing, and ample car parks. With all modern amenities and convenient access to two of Houston's innermost loops, this new development offers tremendous advantage to single or multi-tenant users.





BUILDINGPLAN



- LEASED
- AVAILABLE



164,837 SF AVAILABLE



60' SPEED BAYS



6 DOCK LEVELERS



50 CAR PARKS



FRONT LOAD



185' TRUCK COURTS



1 RAMP



ESFR SPRINKLERS



50' X 52' COLUMN SPACING



35 DOCK DOORS



44 TRAILER PARKS



36' CLEAR HEIGHT



MOVE-IN READY IMPROVEMENTS TO INCLUDE:



OFFICE
2,600 SF



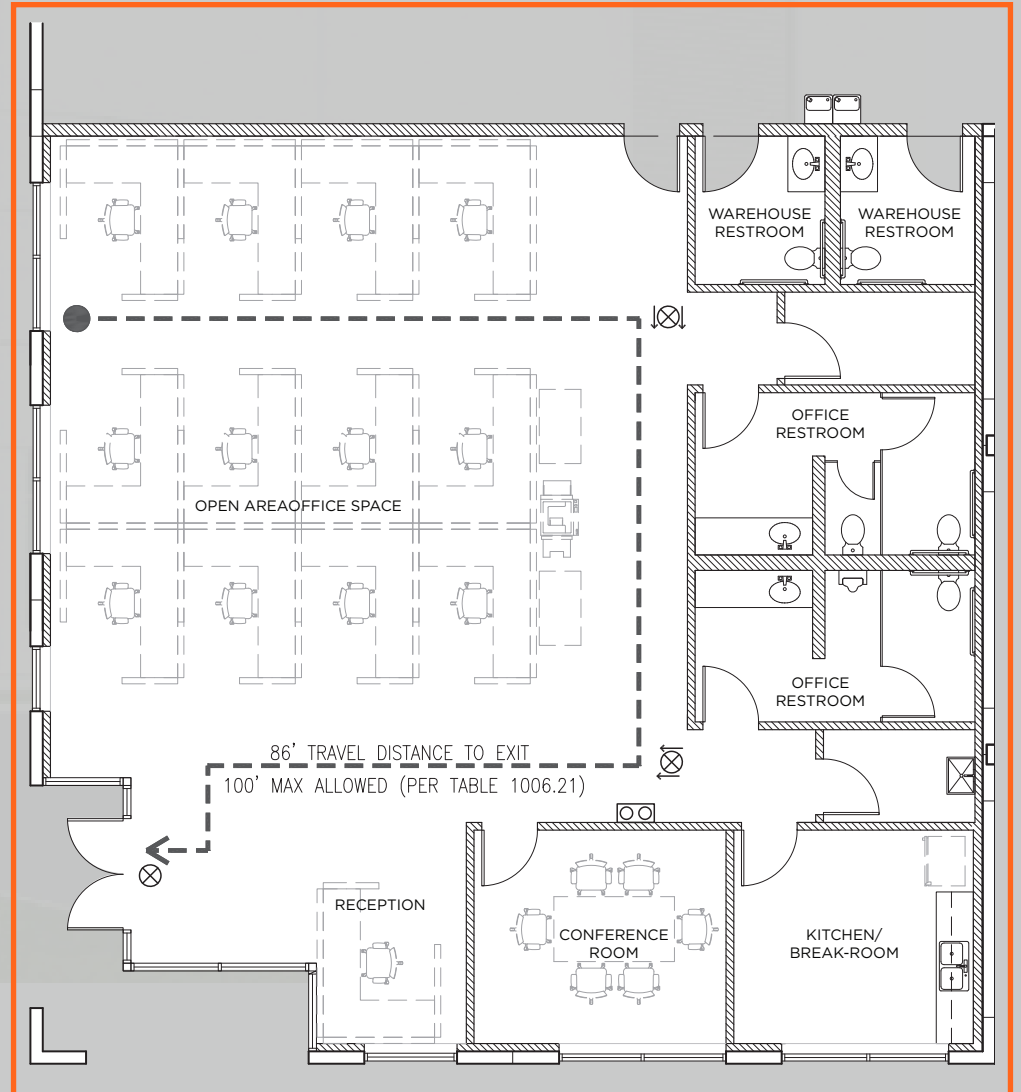
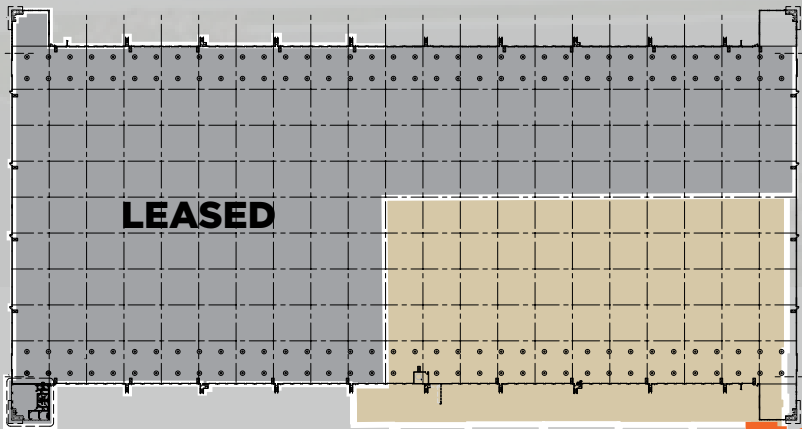
LIGHTS
30' FC WITH
10' WHIPS LED



PAINT
WHITEBOXING
ENTIRE
WAREHOUSE
WALLS

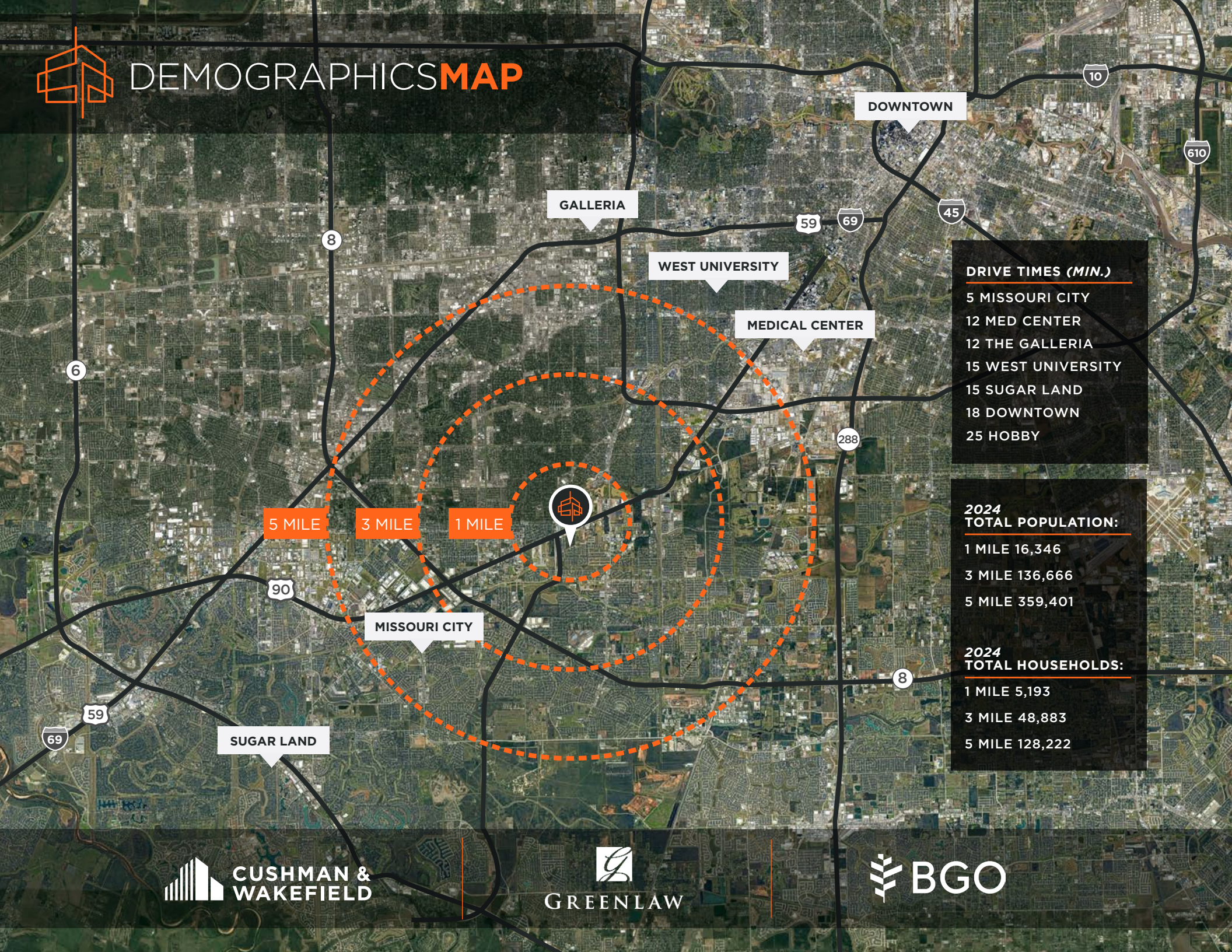


LEVELERS
12 PIT
LEVELERS





DEMOGRAPHICSMAP



DRIVE TIMES (MIN.)

| |
|--------------------|
| 5 MISSOURI CITY |
| 12 MED CENTER |
| 12 THE GALLERIA |
| 15 WEST UNIVERSITY |
| 15 SUGAR LAND |
| 18 DOWNTOWN |
| 25 HOBBY |

2024 TOTAL POPULATION:

| |
|----------------|
| 1 MILE 16,346 |
| 3 MILE 136,666 |
| 5 MILE 359,401 |

2024 TOTAL HOUSEHOLDS:

| |
|----------------|
| 1 MILE 5,193 |
| 3 MILE 48,883 |
| 5 MILE 128,222 |





MAINCENTRAL BUSINESS PARK

CONTACT

ALLISON BERGMANN

+1 713 963 2865

allison.bergmann@cushwake.com

BROOKE SWERDLOW

+1 713 331 1735

brooke.swerdlow@cushwake.com

JIM FOREMAN

+1 713 963 2824

jim.foreman@cushwake.com

1330 Post Oak Boulevard
Suite 2700

+1 713 877 1700

cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

