

**8008 W. Sam Houston PKWY S.
Intersection @Beechnut & Beltway 8
Building A & B**



- ***Beltway 8 Frontage***
- ***32' Ceiling Class-A Buildings***
- ***Building A: 148,269sf***
- ***Building B: 82,959sf***
- ***Min. divisible: ~30k sf***
- ***Retail & Warehouses***

Contact:
832-303-9386

Building A:

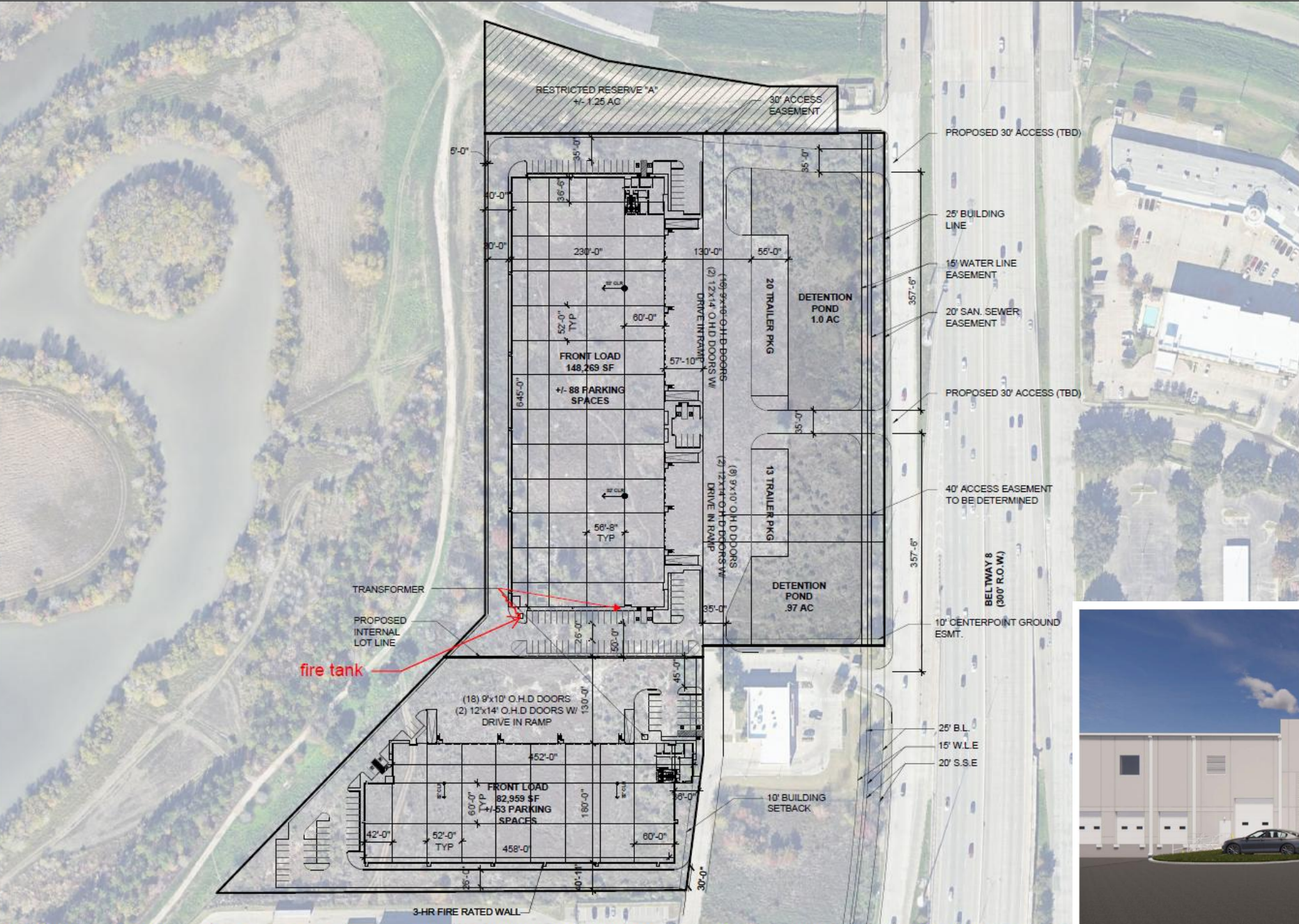
- 148,269 sf
- 32' minimum ceiling height; 52' column spacing
- $\pm$ 3,200 sf pre-built office
- $\pm$ 88 parking + 20 trailer parking
- 4 ramps, 24 dock-height loading docks
- 3 Phase/480v, 2000 amps power
- Up to 4 tenants (4 storefronts); $\pm$ 30k sf minimal



Building B:

- 82,959 sf
- 32' minimum ceiling height ; 52' column spacing
- $\pm$ 3,200 sf pre-built office
- $\pm$ 56 parking + 13 trailer parking
- 2 ramps, 17 dock-height loading docks
- 3 Phase/480v, 1200 amps power
- Up to 2 tenants; $\pm$ 30k sf minimal

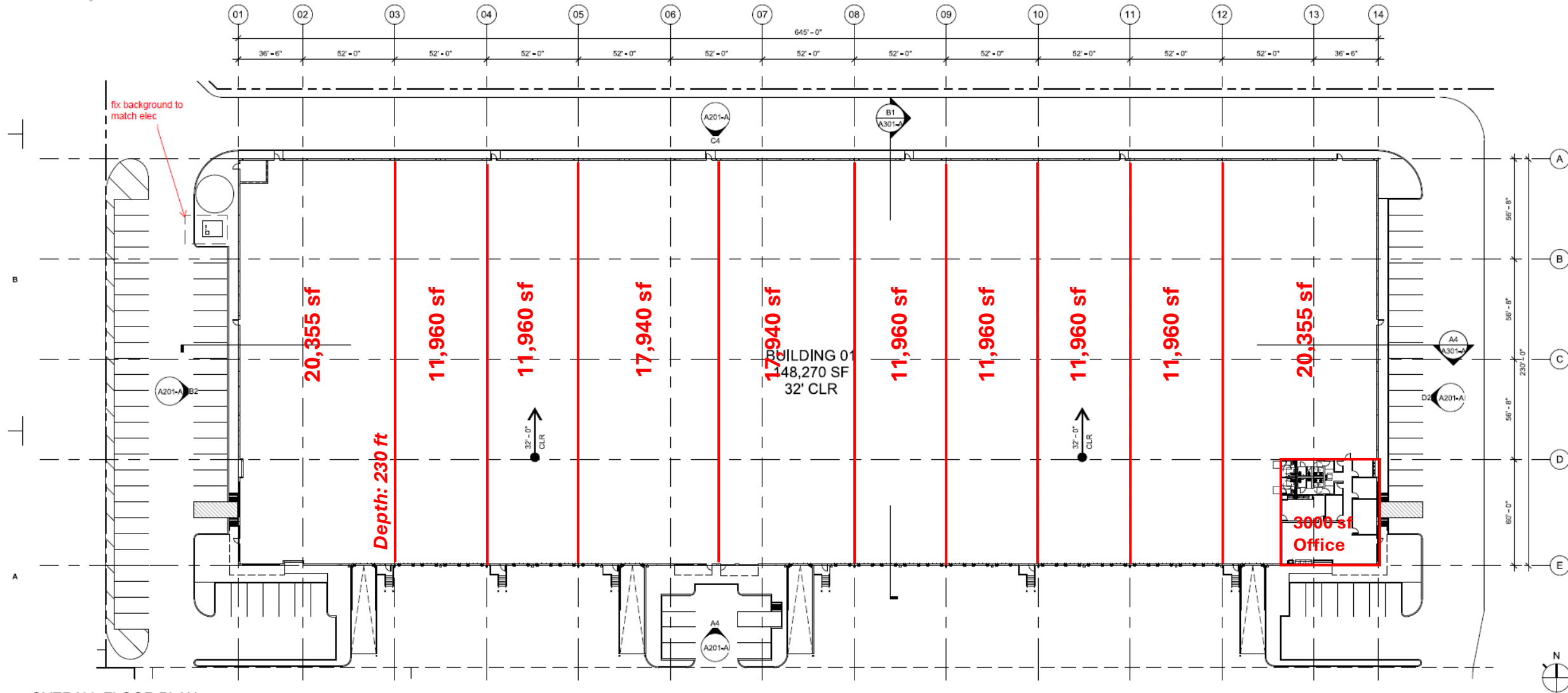




CITY OF HOUSTON PARKING REQUIREMENTS	
OFFICE:	2.5 PER 1,000 SF
WAREHOUSE:	1 PER 7,000 SF
FRONT LOAD: 148,269 SF	
OFFICE (@ 10%):	37 SPACES
WAREHOUSE:	19 SPACES
TOTAL REQUIRED:	56 SPACES
TOTAL PROVIDED:	+/- 88 SPACES
FRONT LOAD: 82,959 SF	
OFFICE (@ 10%):	21 SPACES
WAREHOUSE:	11 SPACES
TOTAL REQUIRED:	32 SPACES
TOTAL PROVIDED:	+/- 53 SPACES



8008 W. Sam Houston PKWY S.
Building A
+/- 148,270 sf



OVERALL FLOOR PLAN

SCALE: 1/32" = 1'-0"

8008 W. Sam Houston PKWY S.
Building B
+/- 82,956 ft

