



MAIN**CENTRAL**
BUSINESS PARK



FOR LEASE OR SALE | AVAILABLE NOW

164,837 SF FRONT LOAD - LAST SPACE AVAILABLE

13393 SOUTH MAIN STREET | HOUSTON, TEXAS





PROPERTY SUMMARY



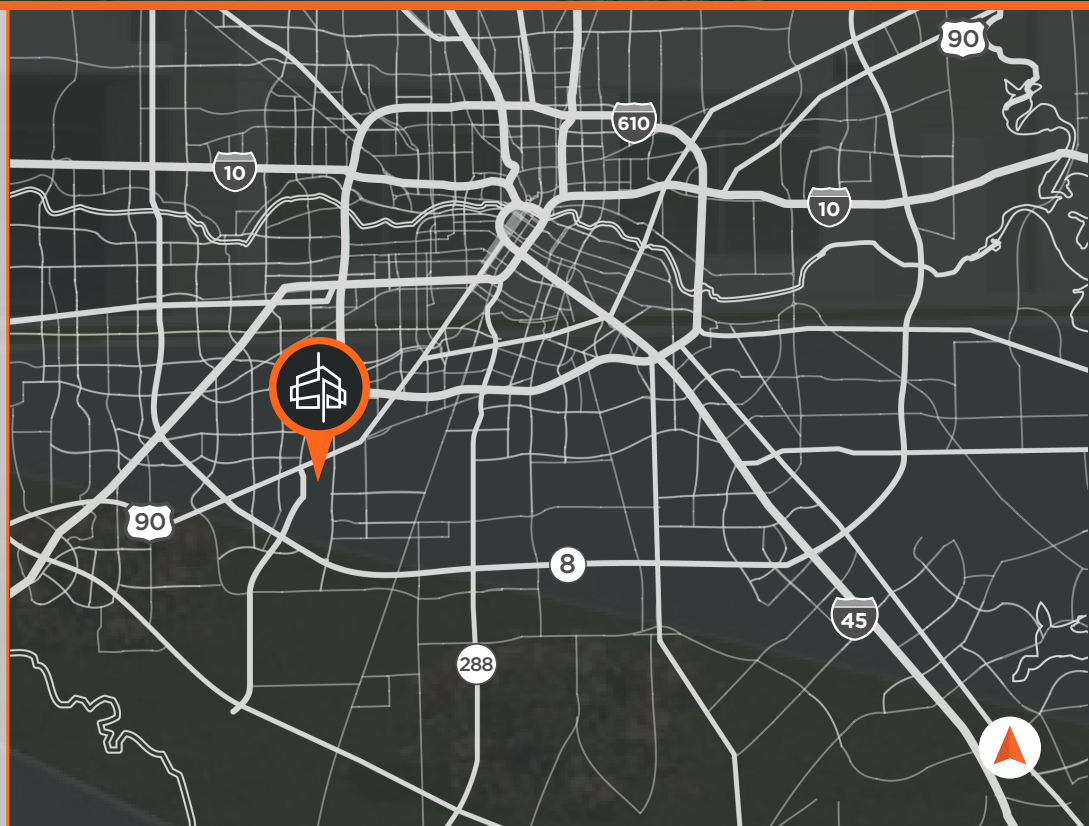
Gasmer Dr.



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.





 **LEASED**
 **AVAILABLE**



164,837 SF AVAILABLE



60' SPEED BAYS



3 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



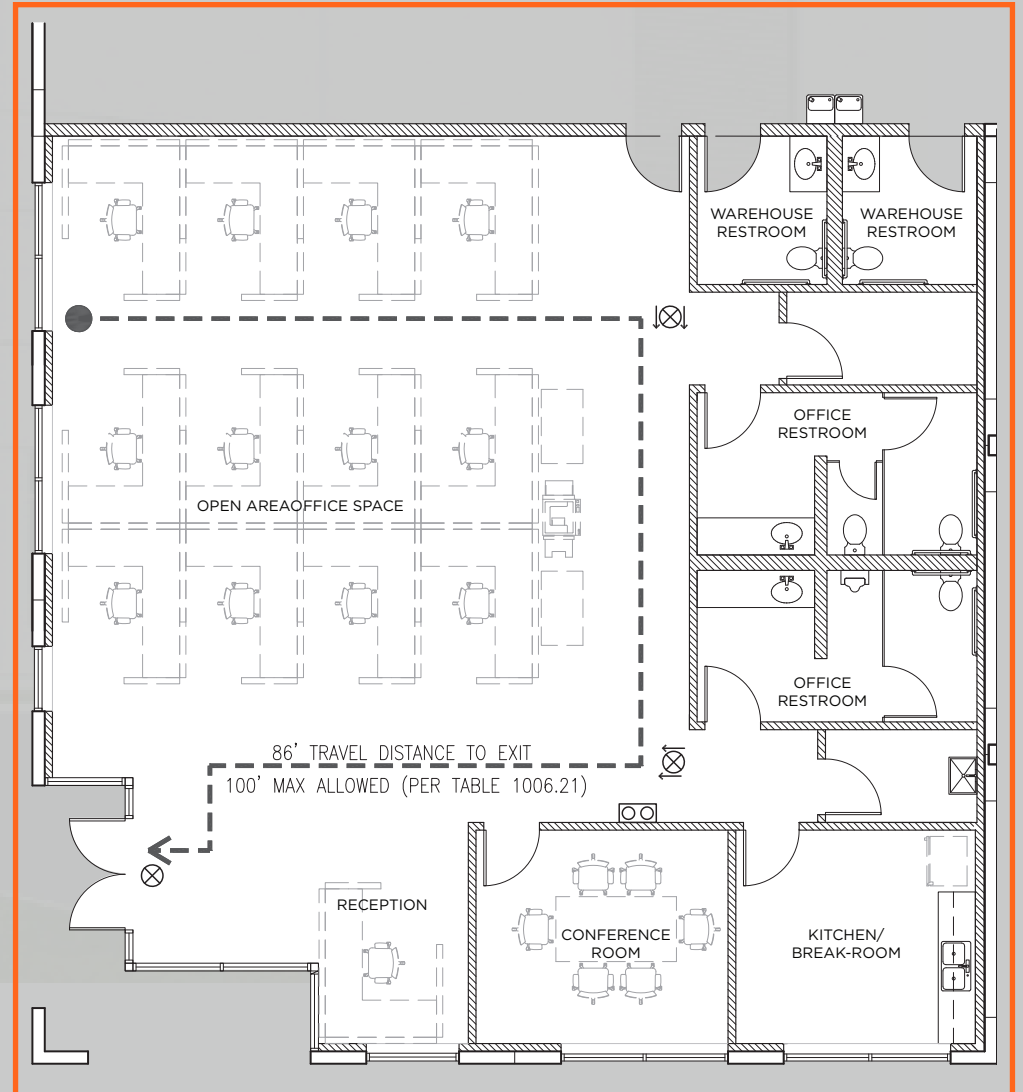
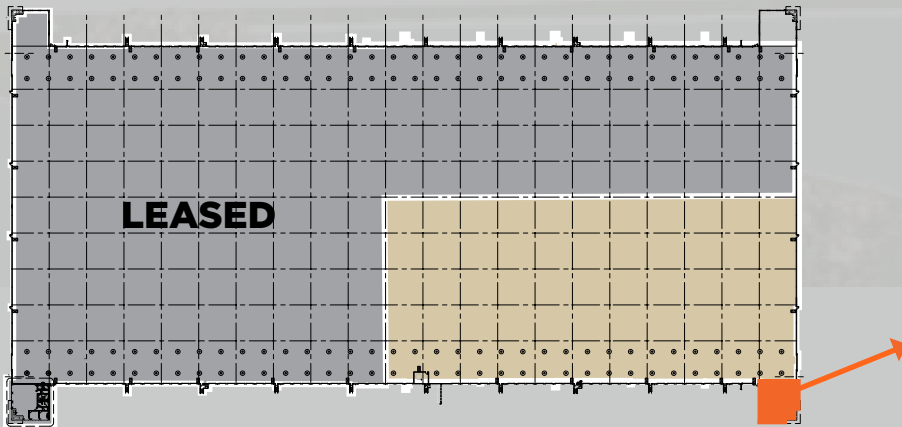
LIGHTS
30' FC WITH
10' WHIPS LED



PAINT
WHITEBOXING
ENTIRE
WAREHOUSE
WALLS

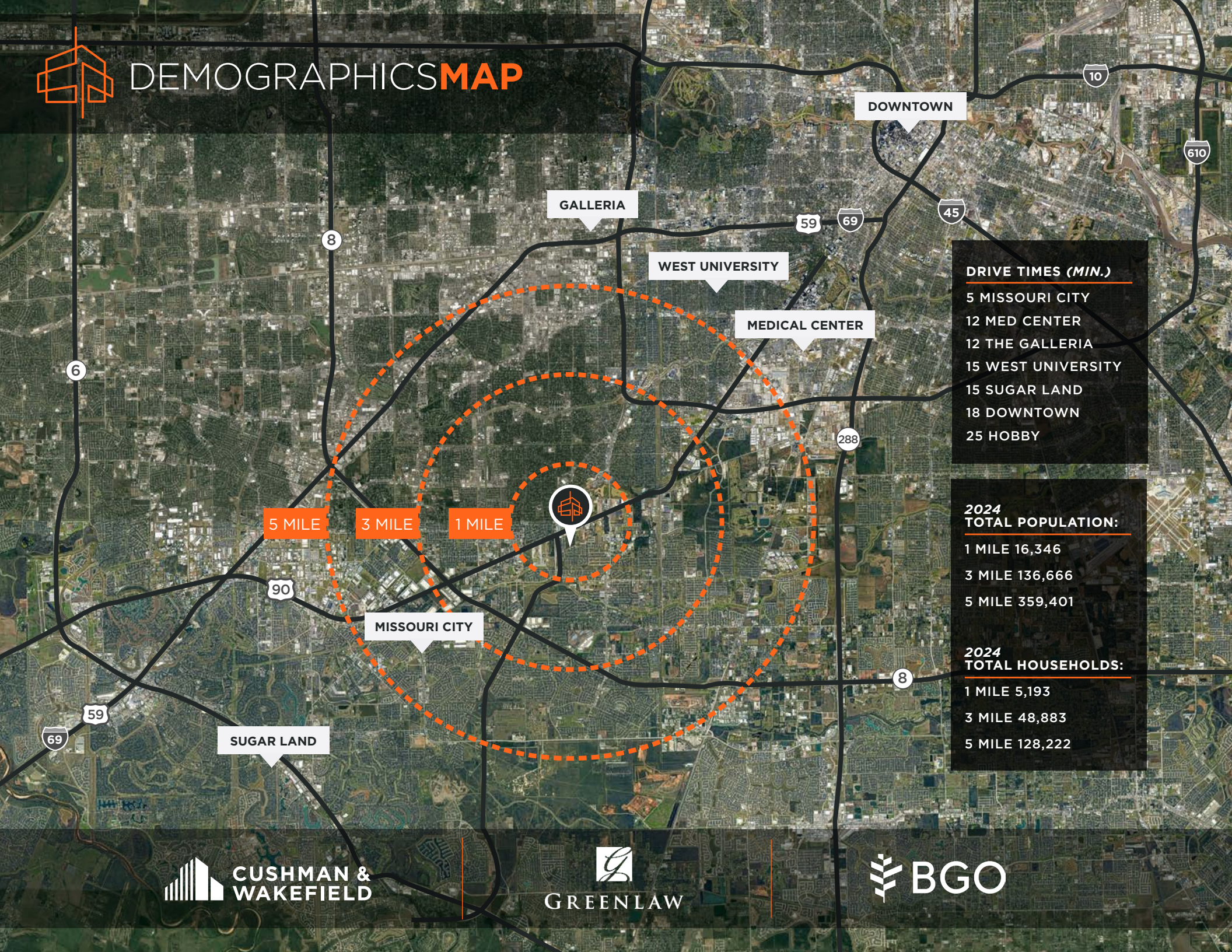


LEVELERS
12 PIT
LEVELERS





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

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