



WEBSITE



SOUTH BELT CENTRAL

BUSINESS PARK PHASE III

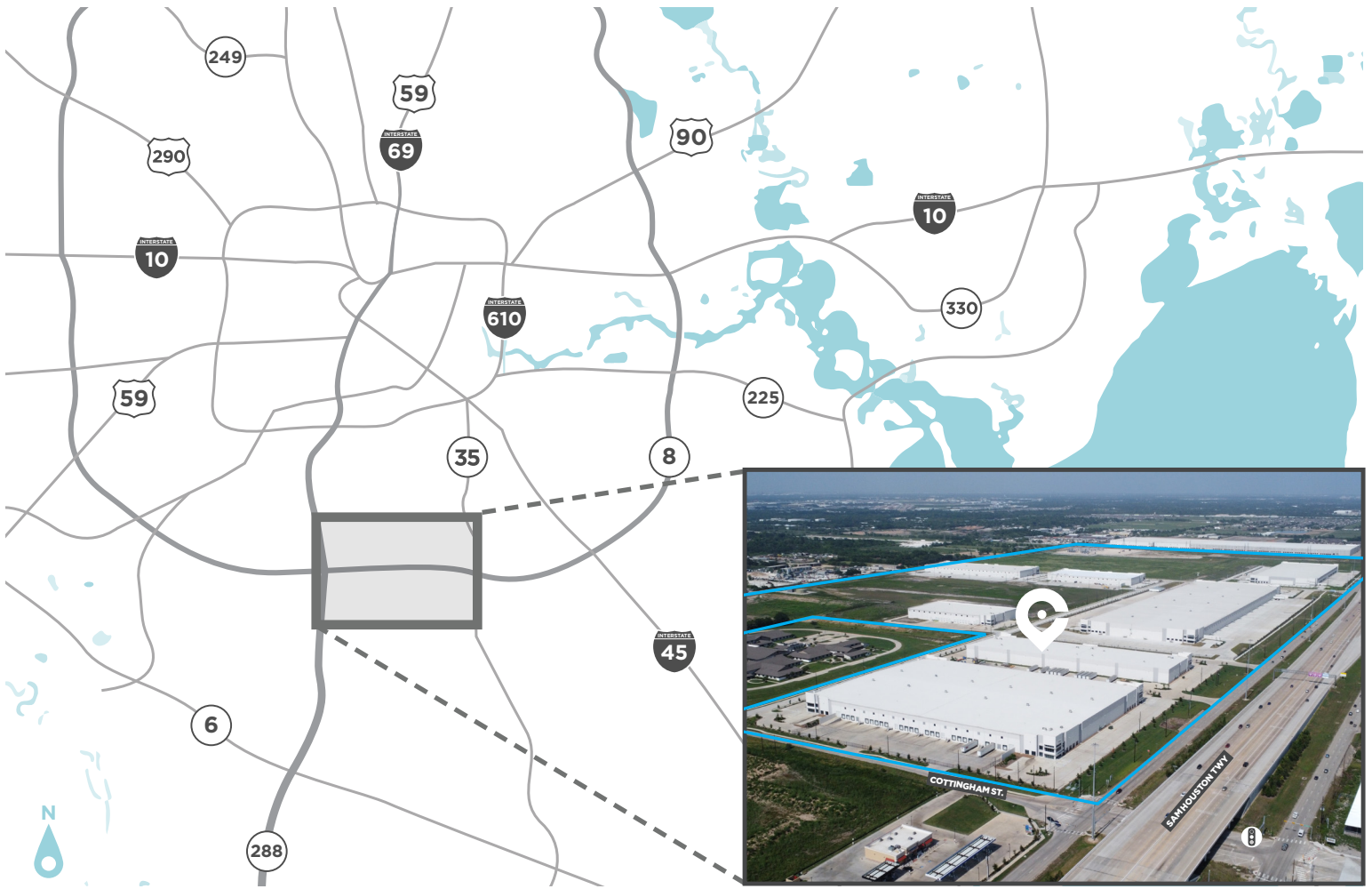
**4897 SOUTH BELT CENTRAL DR
HOUSTON, TX 77048**

**BUILDING 5 | ± 620,751 SF CROSS DOCK | AVAILABLE FOR SALE OR LEASE | DELIVERING Q4 2026 |
NOW UNDER CONSTRUCTION**



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

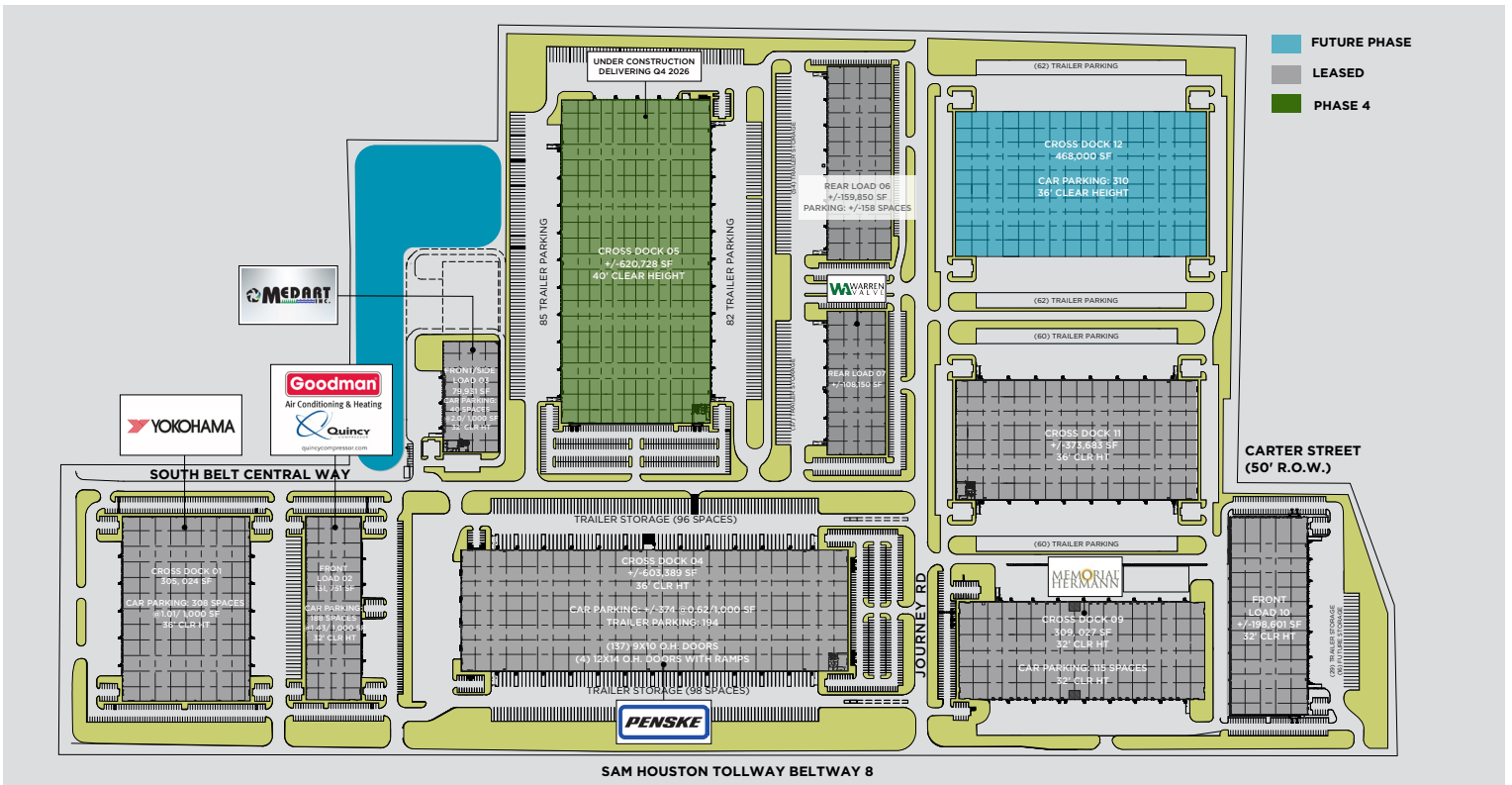
101,971 CARS PASS DAILY ON BELTWAY 8

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

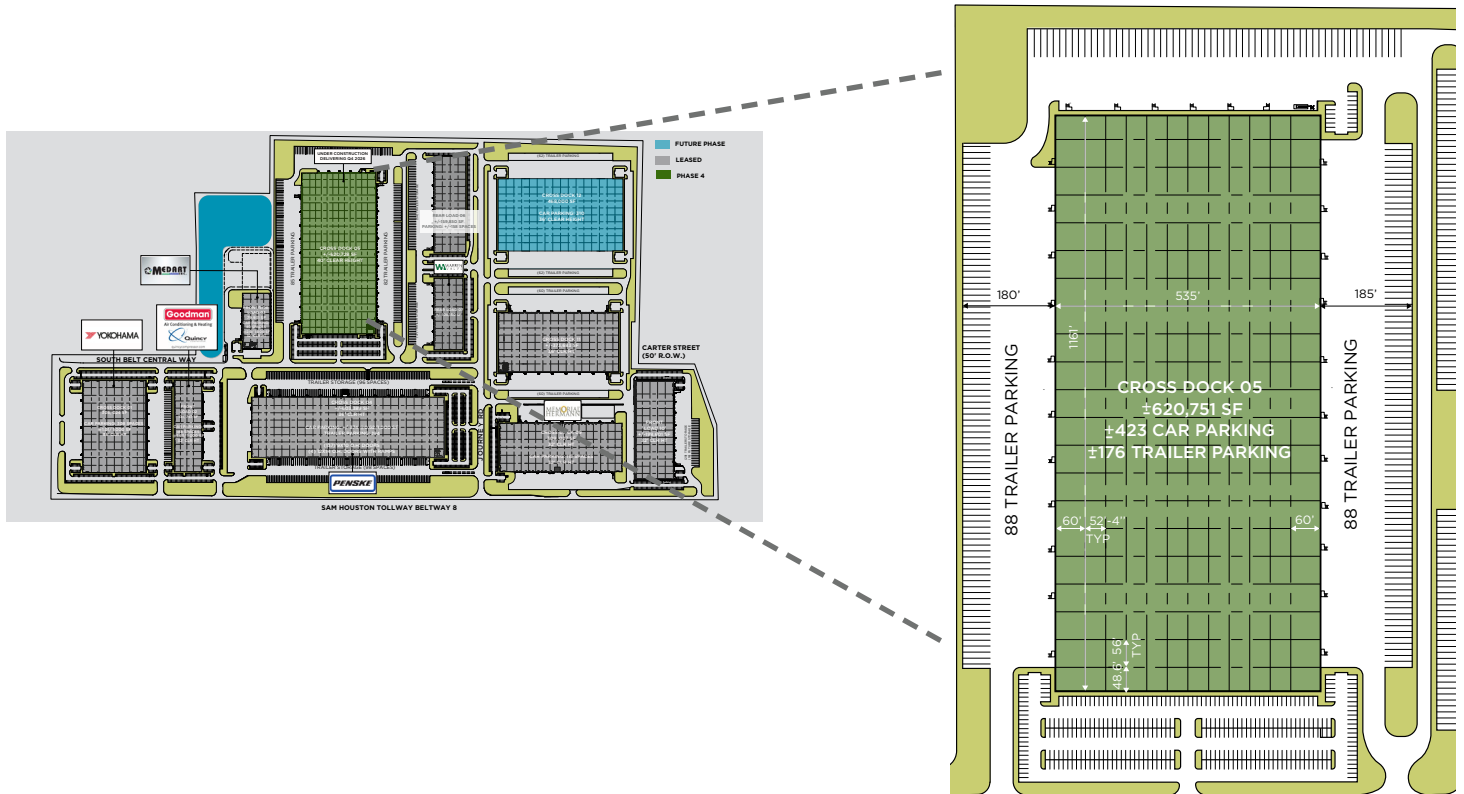
INFILL / HIGH LOCATION / DENSITY RESIDENTIAL ACCESS


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 5 - UNDER CONSTRUCTION





 ± 620,751 SF

 ± 176 TRAILER PARKING


 40' CLEAR

 ± 423 CAR PARKING

 114 DOCK DOORS WITH 4 16' X 18' RAMPED DRIVE-INS

 (2) 4,000 AMP SERVICES (ONE ON NORTH AND ONE ON THE SOUTH)


 4,231 SF SPEC OFFICE


 185' TRUCK COURT

 DIVISIBLE


 ESFR SPRINKLERS

 DELIVERING Q4 2026

 1 AIR CHANGE PER HOUR EXHAUST FANS

 JOINT SEALANTS AND DIAMOND FLOOR SEALER THROUGHOUT

 SIX (6) 40 LB. MECHANICAL DOCK LEVELERS

 2 LED LIGHT FIXTURES PER BAY



FOR MORE INFO:

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