

FOR SALE OR LEASE

±57,280 Total SF on ±3.9657 Acres

Beltway 8 & Fellows Road - Phase III, Houston, Texas

New Construction

- Rear-Load Distribution Building
- ±57,280 Total SF
- ±3.9657 Acres of Land



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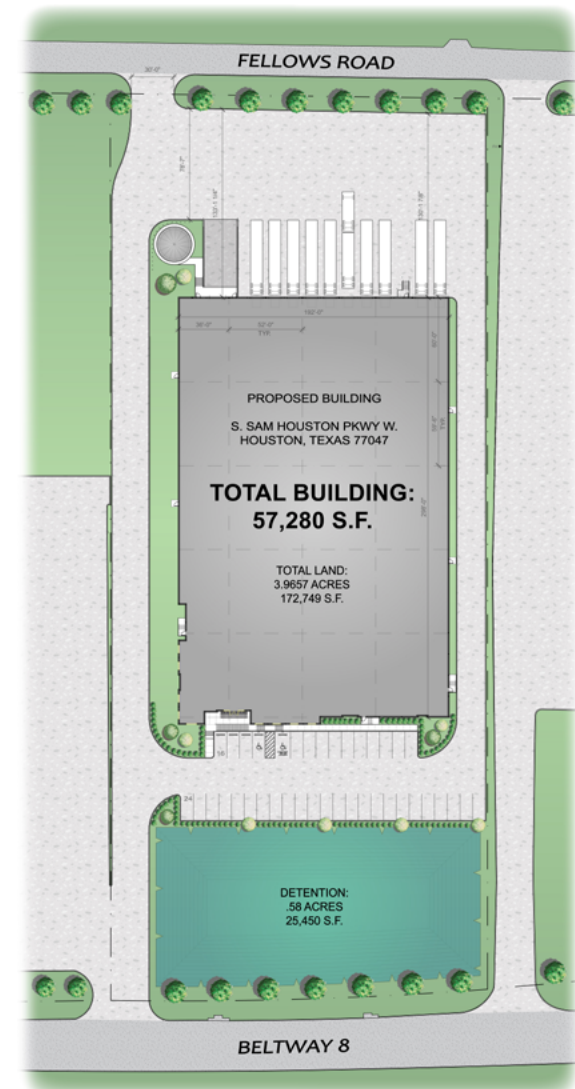
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Property Highlights

- ±57,280 SF distribution building
- Office to suit
- ±3.9657 acres of land
- Rear load configuration
- Concrete tiltwall construction
- 32' clear height
- 3 phase, 480 volt, 800 amp power
- (10) dock high doors
- (1) ramp
- ESFR sprinkler system
- Sale Price does not include office finish or warehouse lighting
- Visibility and access from Beltway 8
- Shell Complete Q3 2026
- **Sale Price/Lease Rate: Contact Broker**



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