

Warehouse/Showroom For Lease & Sale & Build to Suit

B8 Crossing: Settemont Rd. & Beltway 8

+/-11,000 SQ FT

Divisible

Great Visibility from
Beltway 8



Sena Tuna



832-449-6674



info@enclaveproperty.com



4950 Terminal St.
Bellaire, TX 77401

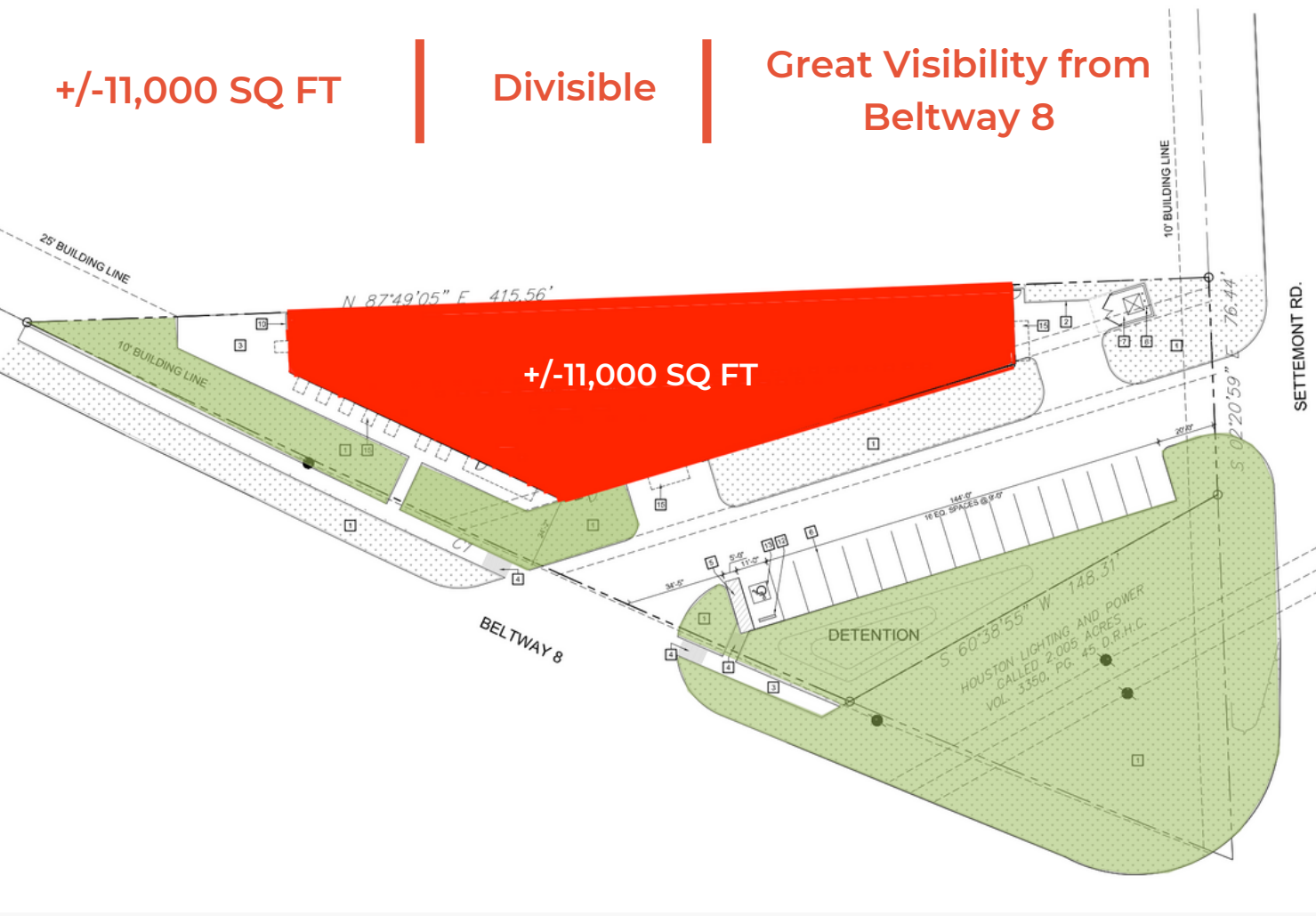


Property Drawings

+/-11,000 SQ FT

Divisible

Great Visibility from
Beltway 8



+/-11,000 SQ FT

Building Features:

- Total Building SF: +/-11,000 SQ FT
- Divisible For Any Use
- High-End Office Finishes
- Clear Ceiling Height: 17-18 FT
- Loading: 10 FT x 12 FT Roll-Up Doors
- Access: Direct from Beltway 8 Feeder
- Visibility: Seen from Beltway 8
- Build to Suit
- Traffic Count: High
- Power: 3 Phase
- Utilities: Gas, Water, & Sewer to the site



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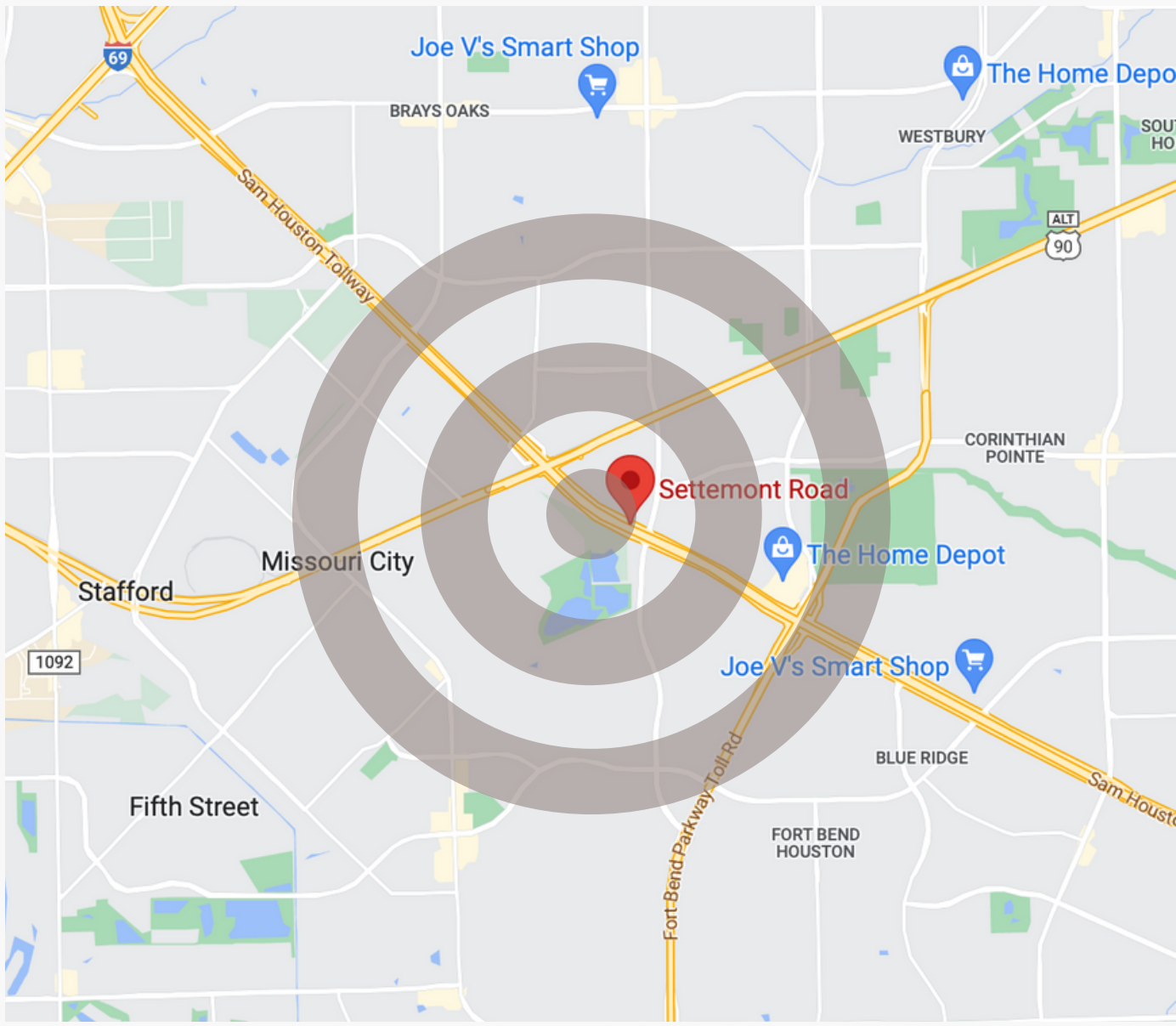
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B8
Crossing

Travel Distance & Traffic



Traffic

- Sam Houston Tollway: 78,967 VPD
- Fondren Rd: 17,501 VPD
- Settemont Rd: 343 VPD
- Buffalo Run: 3,515 VPD

Travel Distances

On the feeder of Beltway 8 & Fondren

- I-69: 9 minutes
- 90 ALT: 4 minutes
- Fort Bend Toll Road: 5 minutes

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Location and Access

B8
Crossing



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