



SOUTH BELT **CENTRAL**

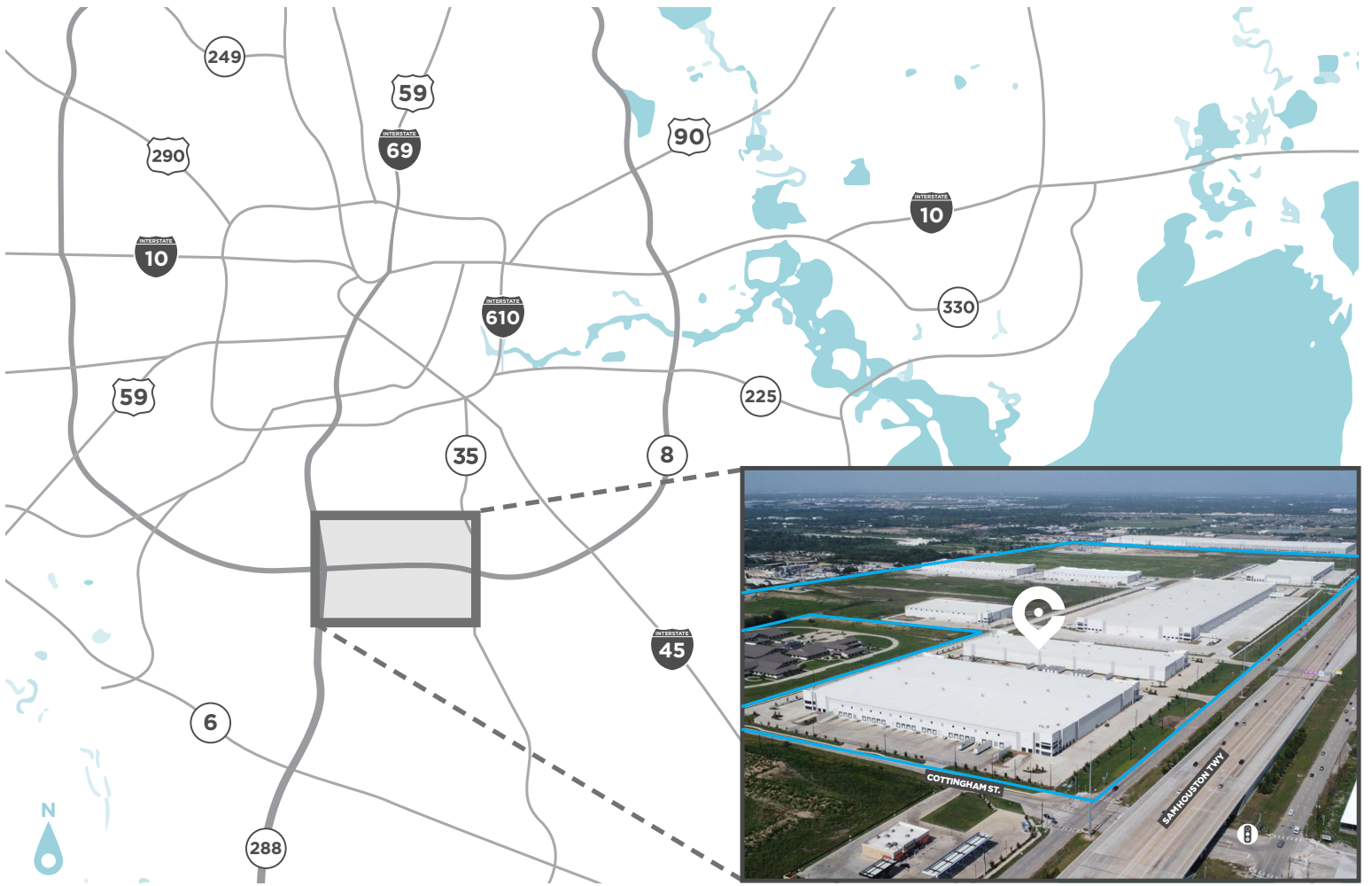
BUSINESS PARK PHASE III

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

BUILDING 5 | ± 620,751 SF CROSS DOCK | AVAILABLE FOR SALE OR LEASE | Q3 2024 DELIVERY



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

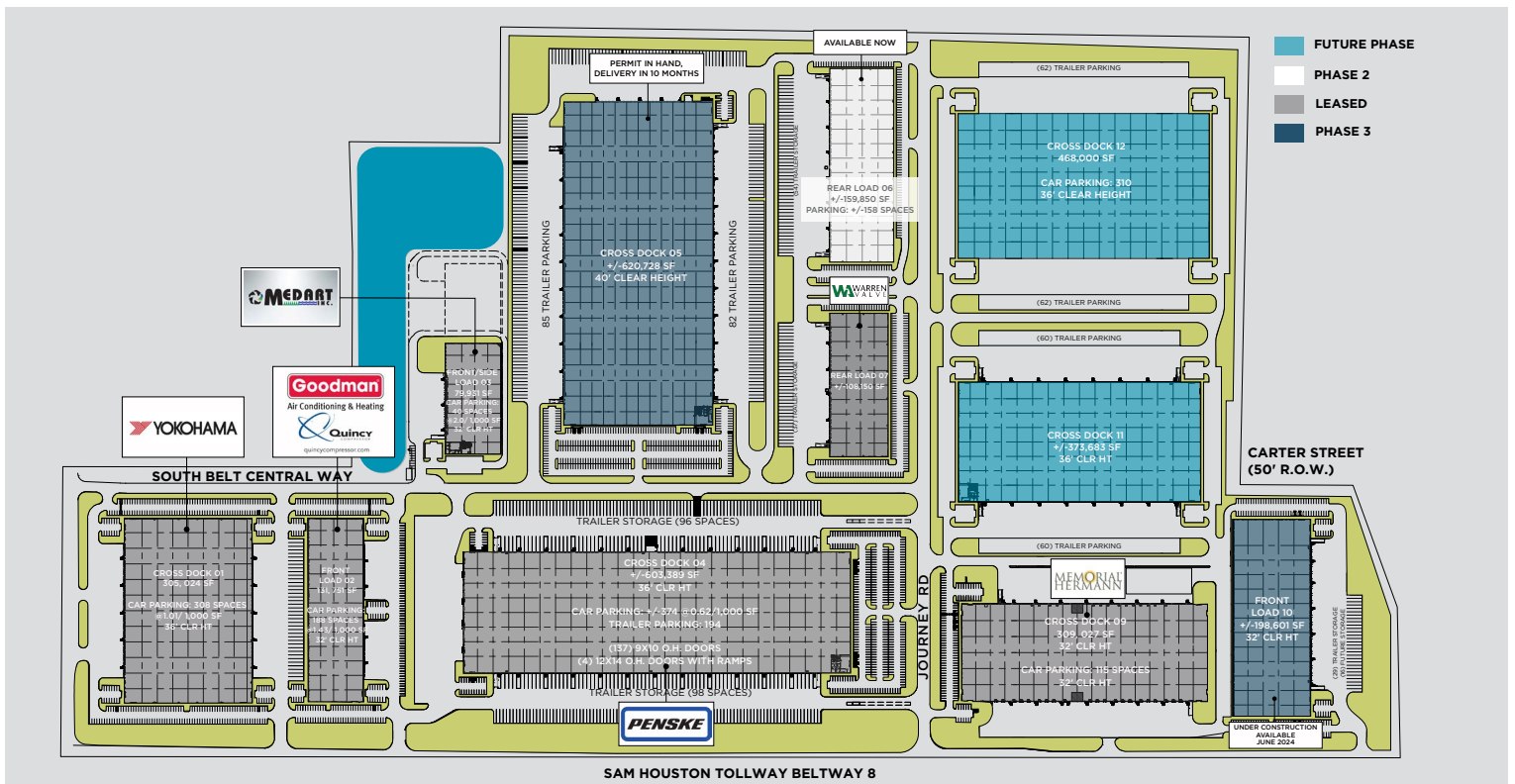
101,971 CARS PASS DAILY ON BELTWAY 8

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

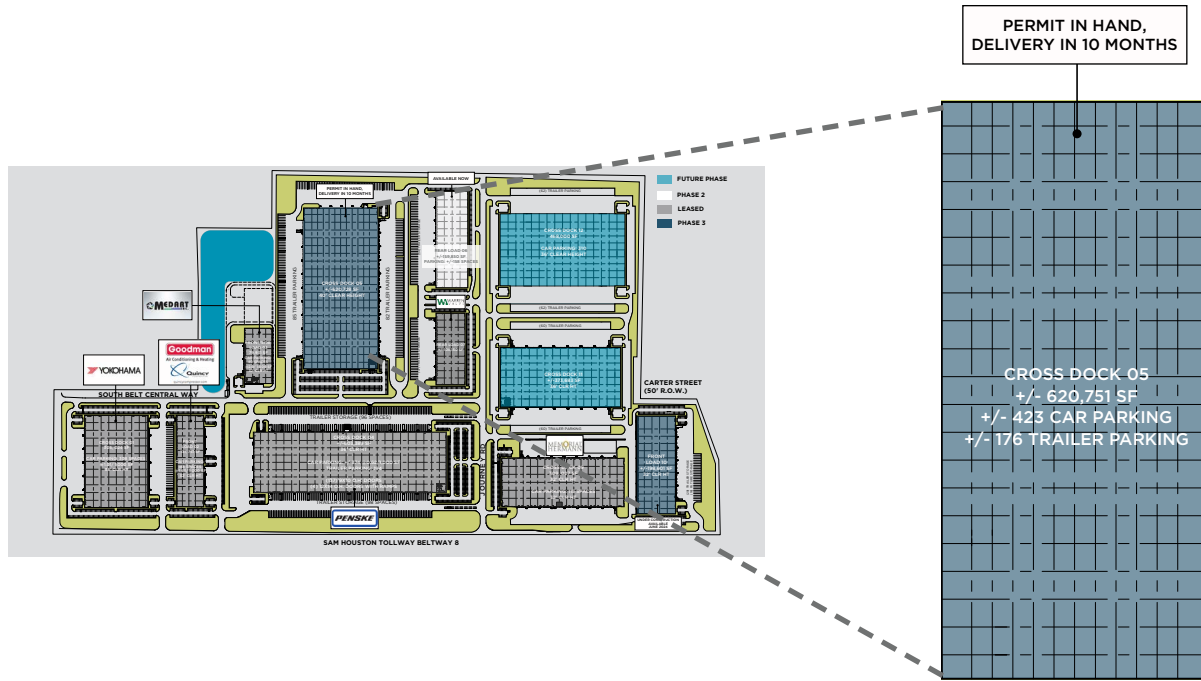
INFILL / HIGH LOCATION / **DENSITY** RESIDENTIAL ACCESS


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 - Q3 2024 DELIVERY



 ± 620,751 SF


 ± 176 TRAILER PARKING

 40' CLEAR

 ± 423 CAR PARKING


 117 DOCK DOORS WITH 4 RAMPED DRIVE-INS


 4,231 SF SPEC OFFICE

 185' TRUCK COURT


 DIVISIBLE

 ESFR SPRINKLERS

 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:

BROOKE SWERDLOW
(713) 331-1735
brooke.swerdlow@cushwake.com

JIM FOREMAN
(713) 963-2824
jim.foreman@cushwake.com

