



BELTWAY 35 BUSINESS PARK



# **Beltway 35 Business Park - Phase II**

## **Available for Build-to-Suit or Design Build**

**Beltway 8 & Telephone Rd.**  
**Houston, TX 77075**

**Richard Quarles**

+1 713 888 4019

[richard.quarles@jll.com](mailto:richard.quarles@jll.com)

**Joseph Berwick**

+1 713 425 5842

[joseph.berwick@jll.com](mailto:joseph.berwick@jll.com)

**David Buescher**

+1 713 888 4016

[david.buescher@jll.com](mailto:david.buescher@jll.com)

**David Holland**

+1 713 888 4095

[david.holland@jll.com](mailto:david.holland@jll.com)

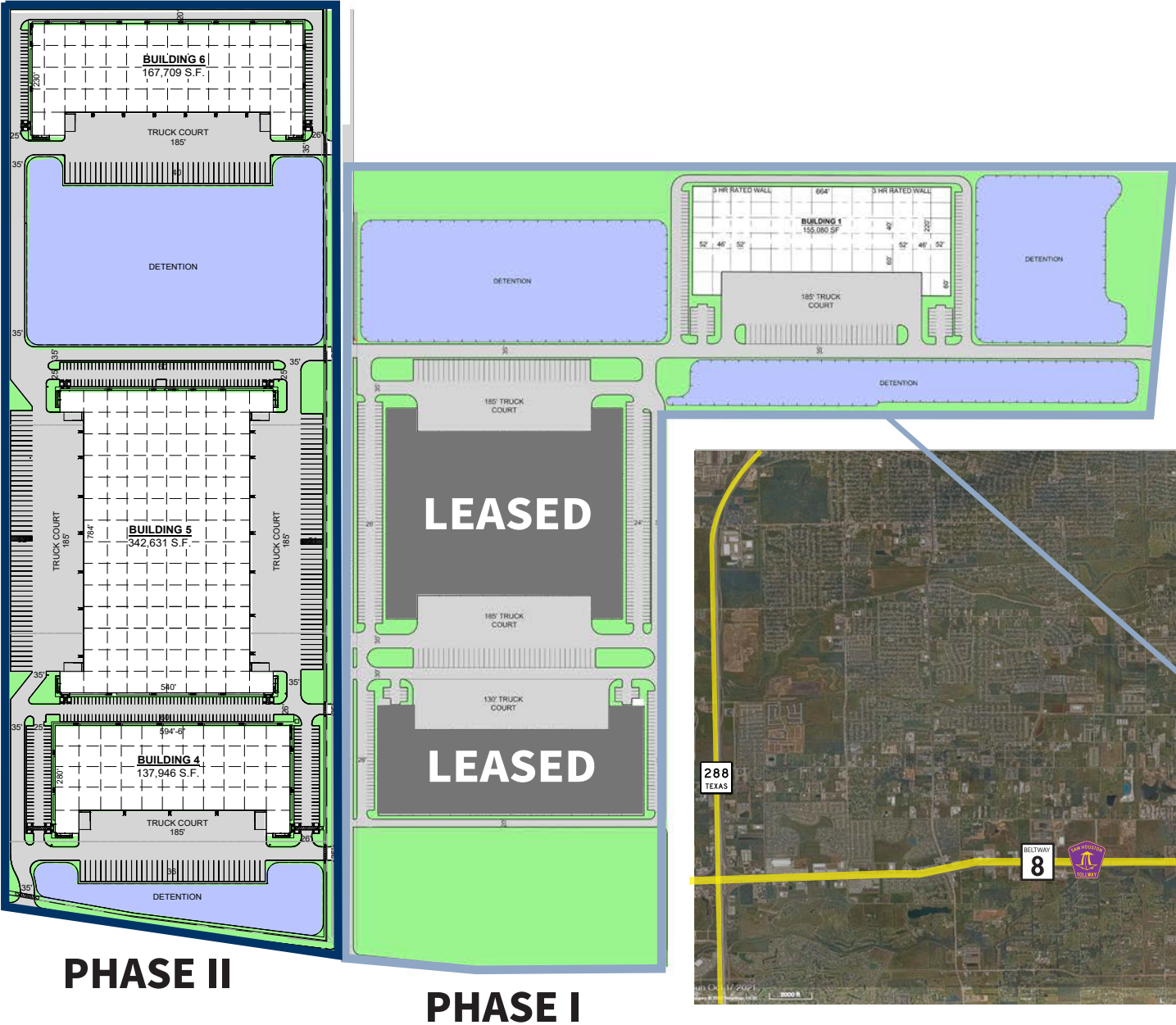


**GREYSTAR**

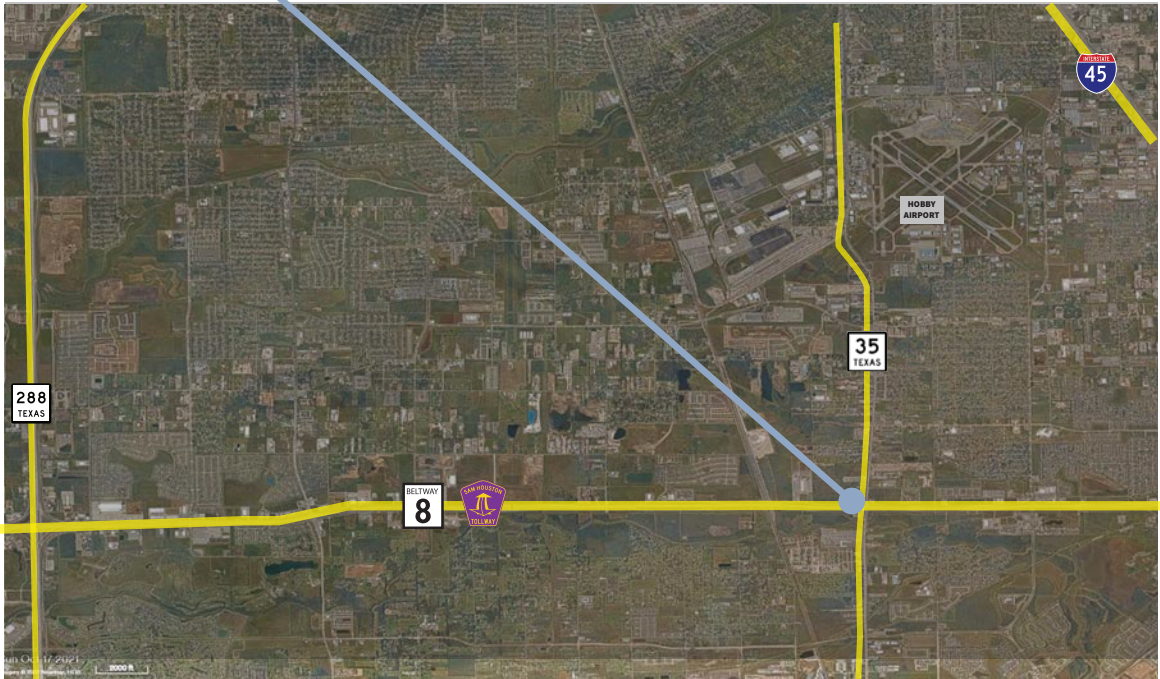


Jones Lang LaSalle Brokerage, Inc.

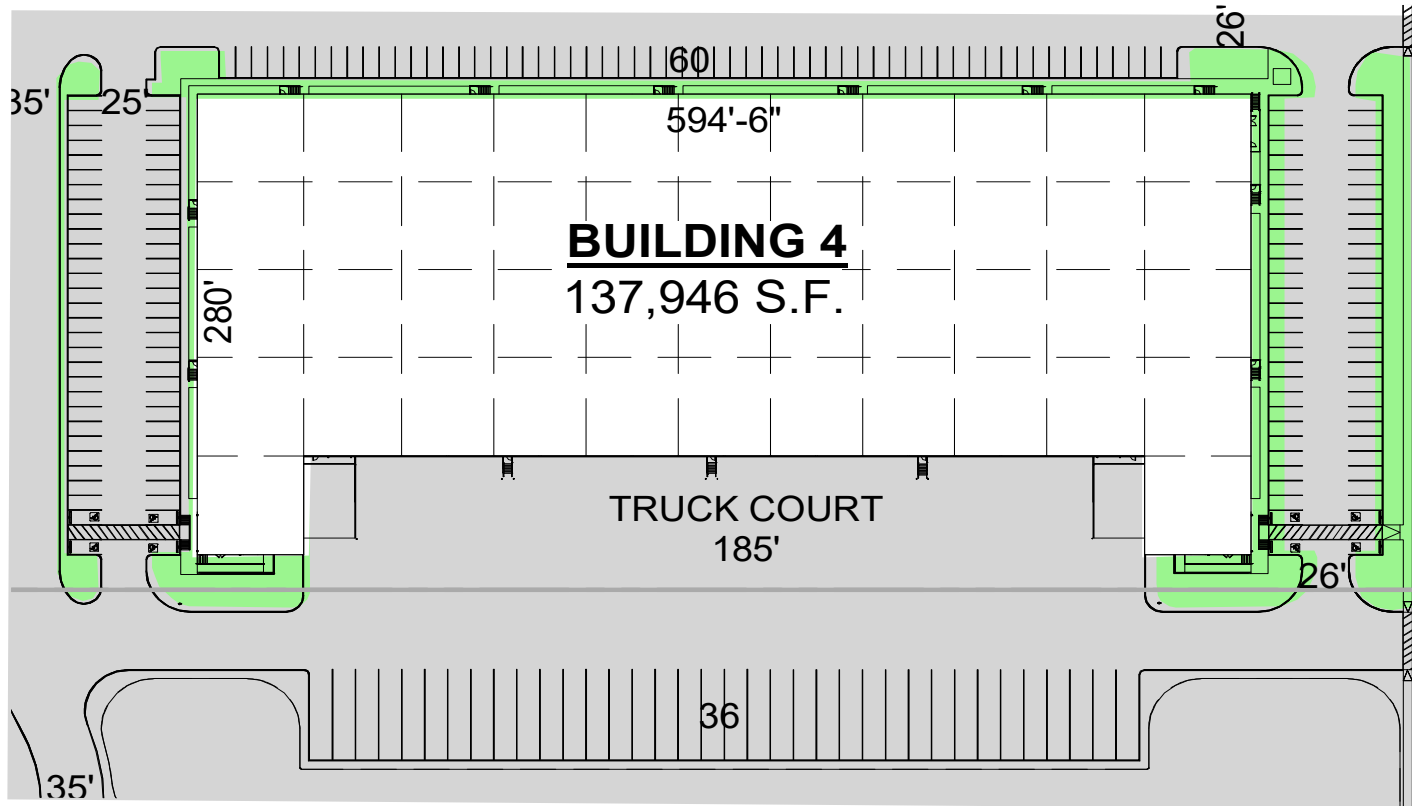
# BELTWAY 35 BUSINESS PARK - PHASE II



Building #	Configuration	Size (SF)
Building 1	Front Load	155,080
Building 2	LEASED	
Building 3	LEASED	
Building 4	Front Load	137,946
Building 5	Cross Dock	342,631
Building 6	Front Load	167,709



# BUILDING 4 - SITE PLAN



## BUILDING FEATURES

Total SF:	137,946 SF	Clear Height:	32'	Sprinkler:	ESFR
Office SF:	Pre-Finish	Column Spacing:	52' x 53' - 4"	Parking Spaces:	172
Configuration:	Front Load	Dock Doors:	30	Trailer Parking:	36
Building Depths:	220' - 5"	Ramp:	2 (12' x 14')	Truck Court:	185'

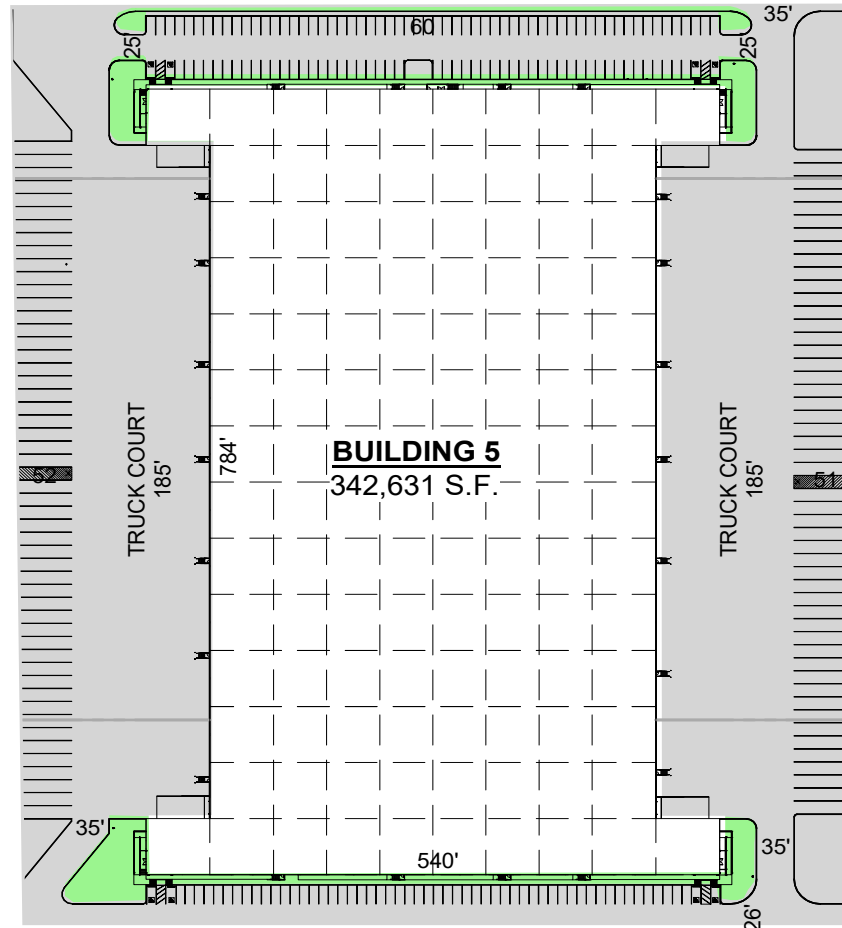
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

**GREYSTAR**





# BUILDING 5 - SITE PLAN

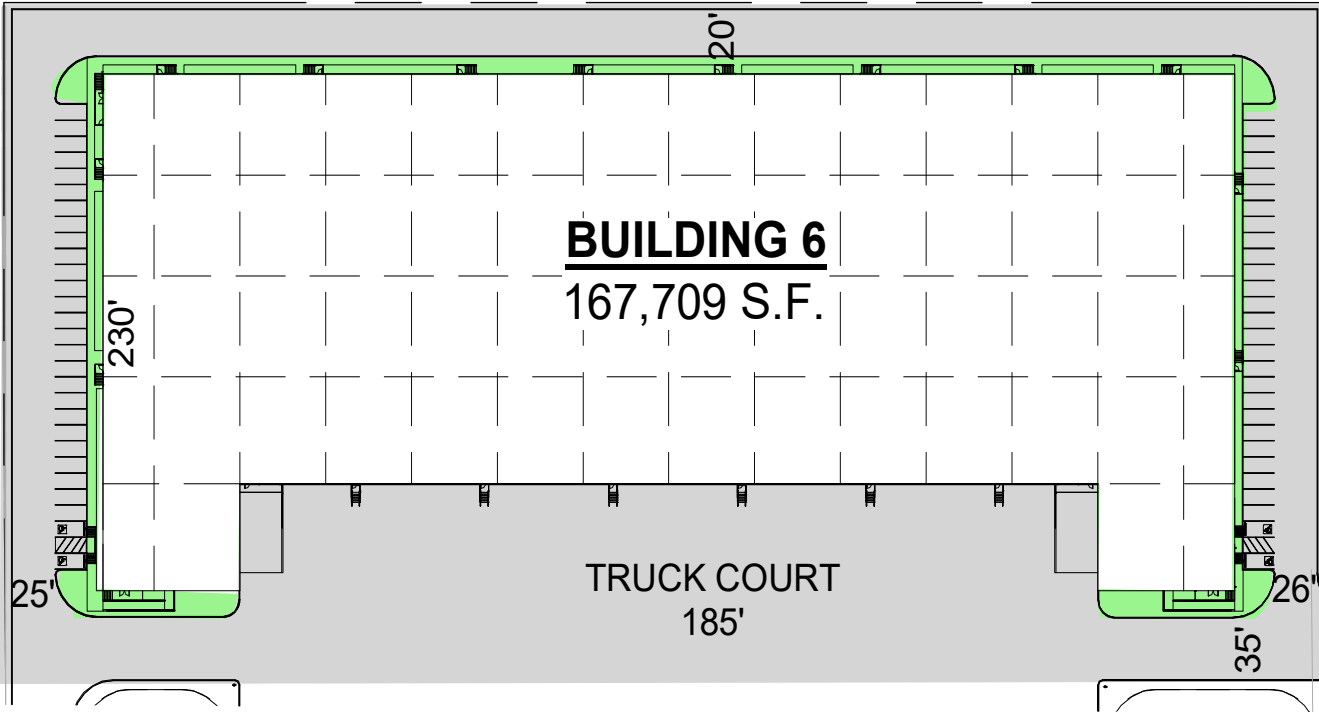


## BUILDING FEATURES

Total SF:	342,631 SF	Clear Height:	36'	Sprinkler:	ESFR
Office SF:	Pre-Finish	Column Spacing:	56' x 50'	Parking Spaces:	168
Configuration:	Cross Dock	Dock Doors:	76	Trailer Parking:	103
Building Depths:	420"	Ramp:	4 (12' x 14')	Truck Court:	185'

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

# BUILDING 6 - SITE PLAN



## BUILDING FEATURES

Total SF:	167,709 SF	Clear Height:	32'	Sprinkler:	ESFR
Office SF:	Pre-Finish	Column Spacing:	52' x 56' - 8"	Parking Spaces:	52
Configuration:	Front Load	Dock Doors:	30	Truck Court:	185'
Building Depths:	230"	Ramp:	2 (12' x 14')		

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.





# STRATEGIC LOCATION

- Prime South Houston location at Beltway 8 & SH-35 (at Telephone Rd) providing strategic distribution and operational connectivity.
- Multiple points of ingress/egress offering immediate access to Beltway 8, SH-35, Hwy 288, and I-45.
- Connecting Houston's two major industrial submarkets in Southeast & Southwest Houston.

## SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	177 mi	2.9 hrs	2.30MM
SA	212 mi	3.2 hrs	2.55MM
DAL	253 mi	3.9 hrs	7.75MM



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

# CONTACT INFORMATION

## LEASING

### **Richard Quarles, SIOR**

Executive Vice President

+1 713 888 4019

[richard.quarles@jll.com](mailto:richard.quarles@jll.com)

### **David Buescher**

Executive Vice President

+1 713 888 4016

[david.buescher@jll.com](mailto:david.buescher@jll.com)

### **Joseph Berwick**

Senior Vice President

+1 713 425 4852

[joseph.berwick@jll.com](mailto:joseph.berwick@jll.com)

### **David Holland**

Vice President

+1 713 888 4095

[david.holland@jll.com](mailto:david.holland@jll.com)

## OWNERSHIP

### **Brian Herwald**

Managing Director, Development

+1 979 229 5715

[bherwald@greystar.com](mailto:bherwald@greystar.com)



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.