



BELTWAY 35 BUSINESS PARK



## Beltway 35 Business Park - Phase II

Available for Build-to-Suit or Design Build

Beltway 8 & Telephone Rd.

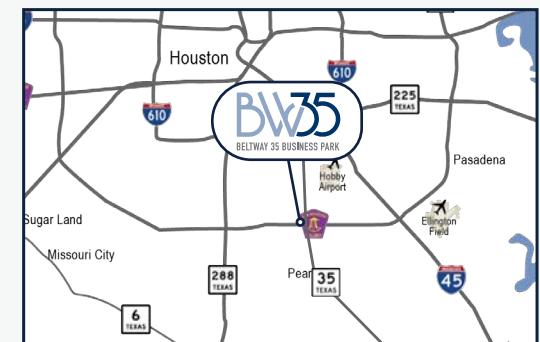
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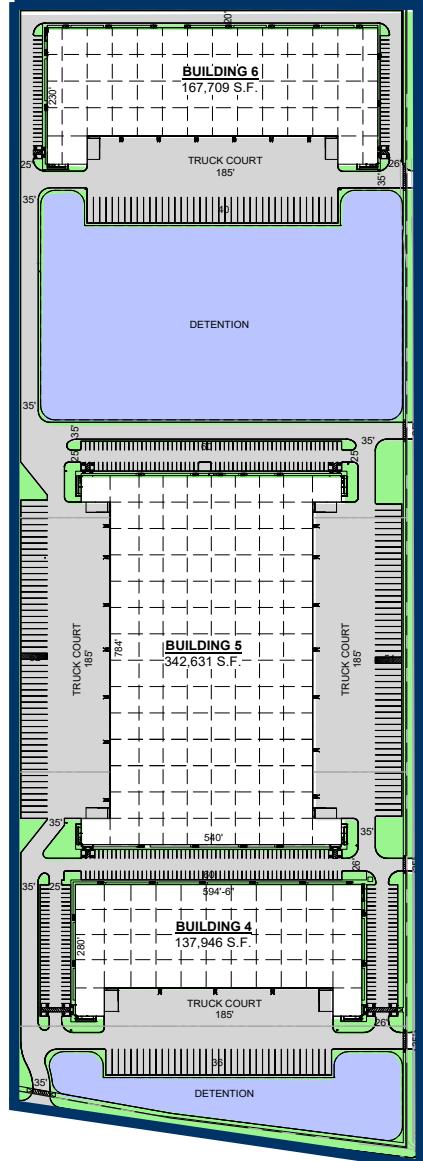
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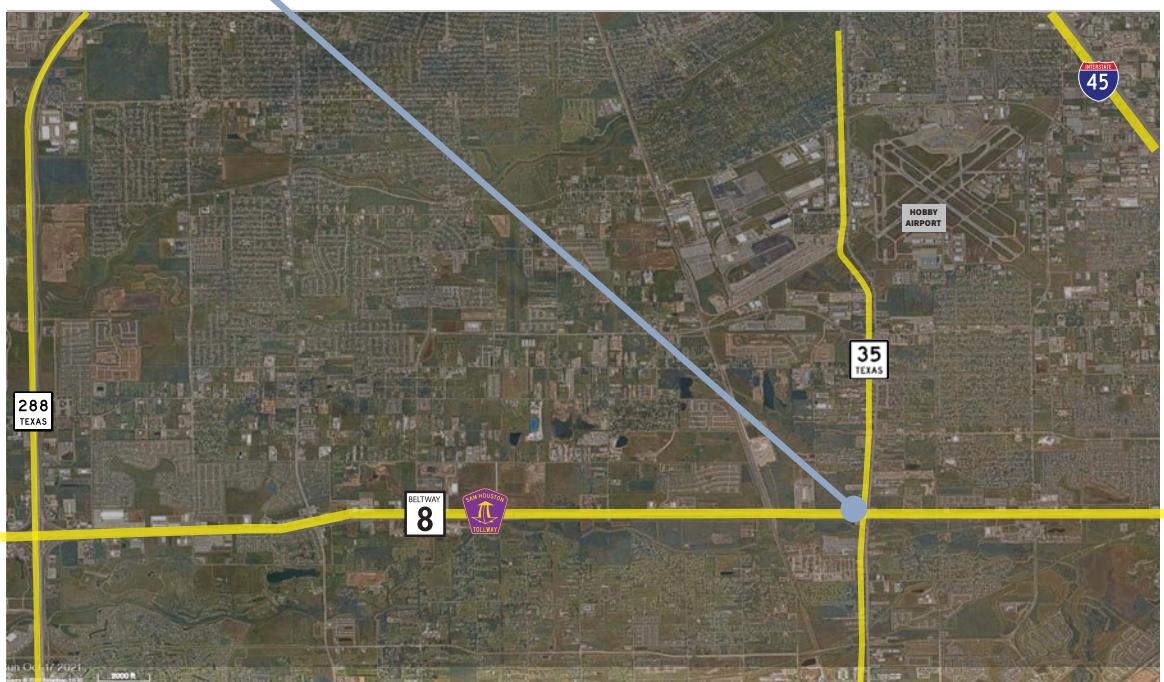


**GREYSTAR**   
Jones Lang LaSalle Brokerage, Inc.

# BELTWAY 35 BUSINESS PARK - PHASE II

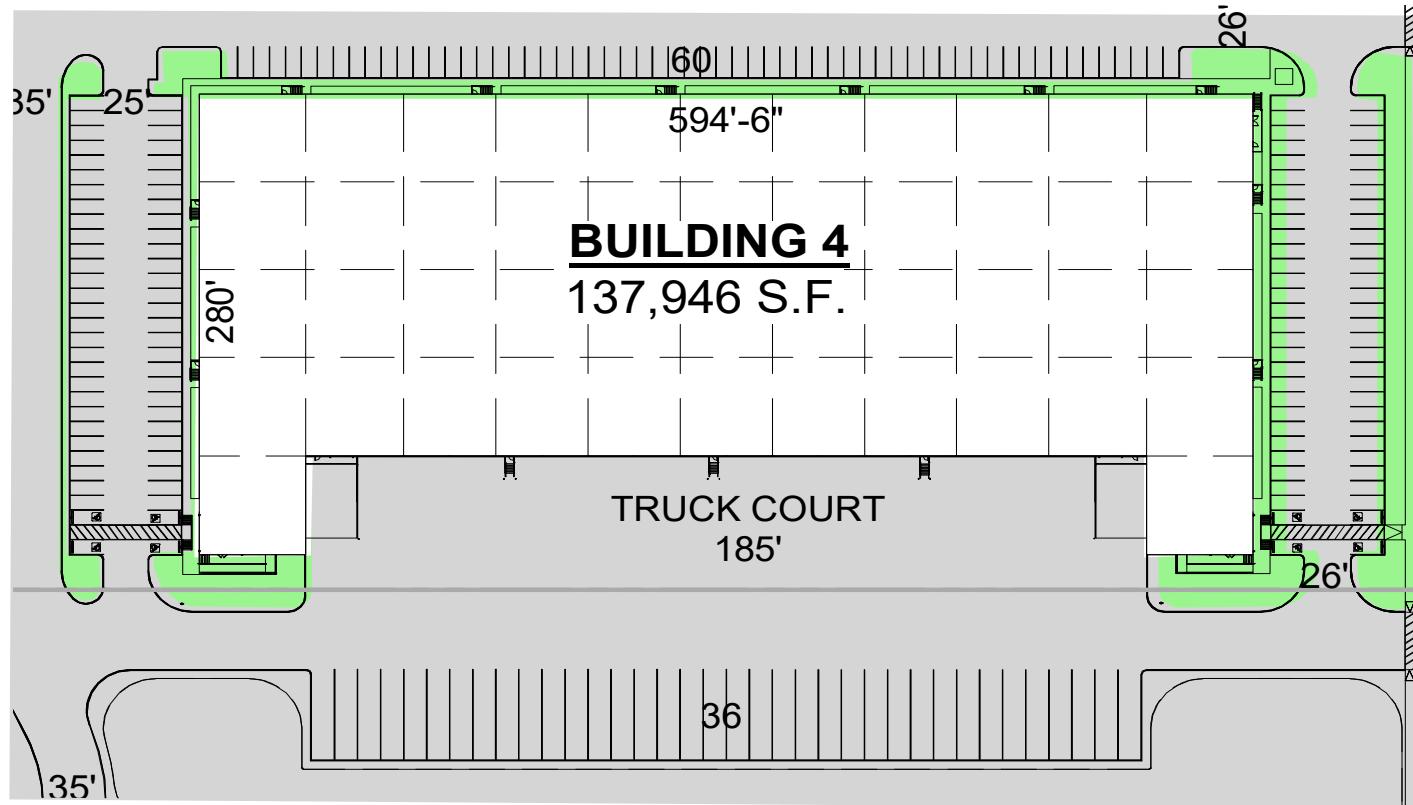


Building #	Configuration	Size (SF)
Building 1	Front Load	155,080
Building 2	LEASED	
Building 3	LEASED	
Building 4	Front Load	137,946
Building 5	Cross Dock	342,631
Building 6	Front Load	167,709



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# BUILDING 4 - SITE PLAN

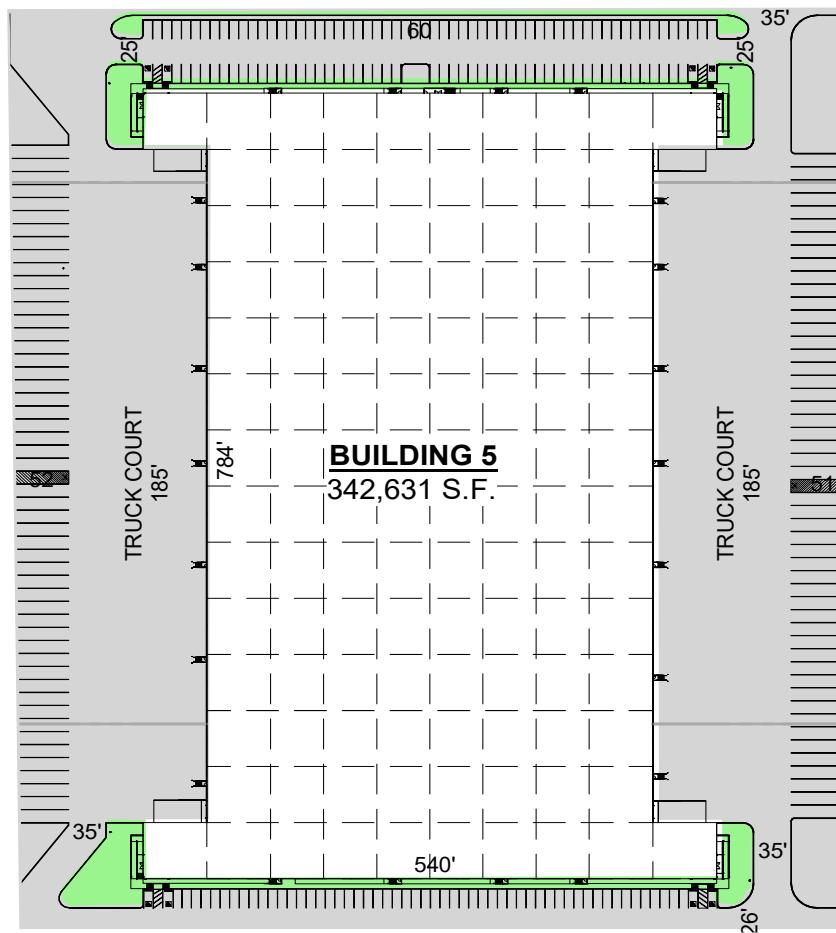


## BUILDING FEATURES

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'

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# BUILDING 5 - SITE PLAN

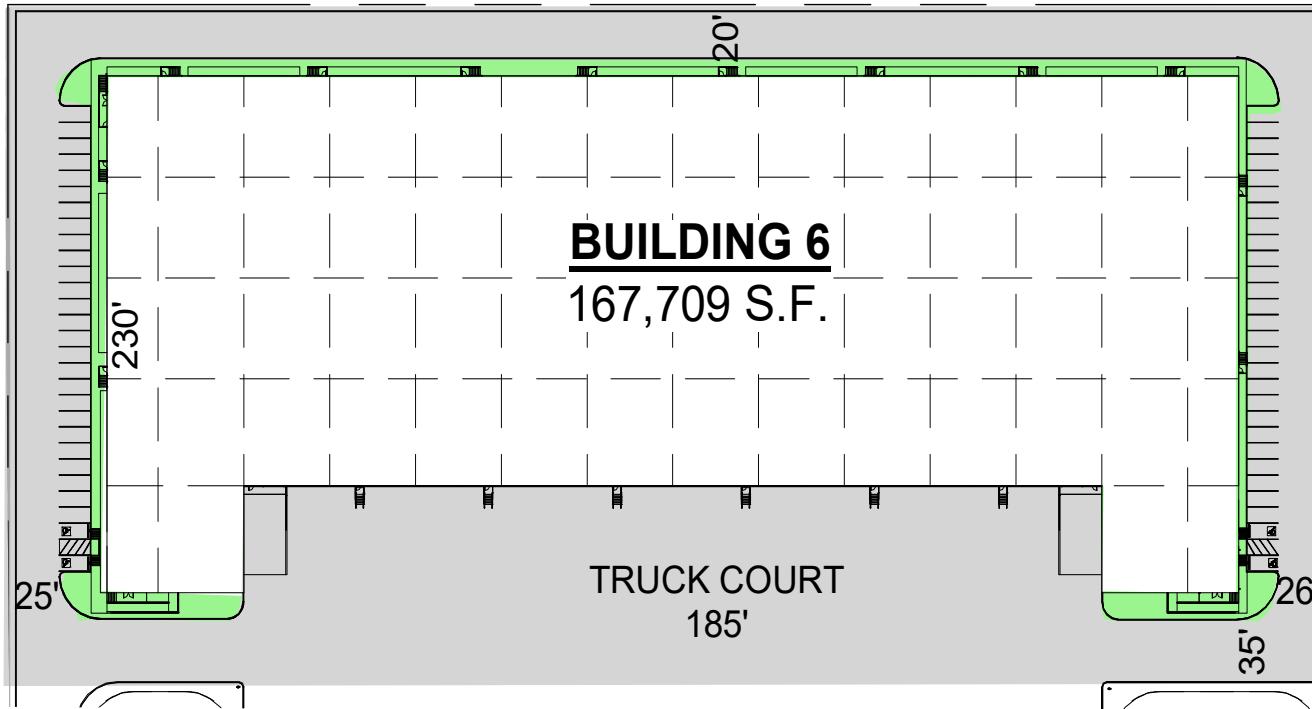


## BUILDING FEATURES

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'

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# BUILDING 6 - SITE PLAN

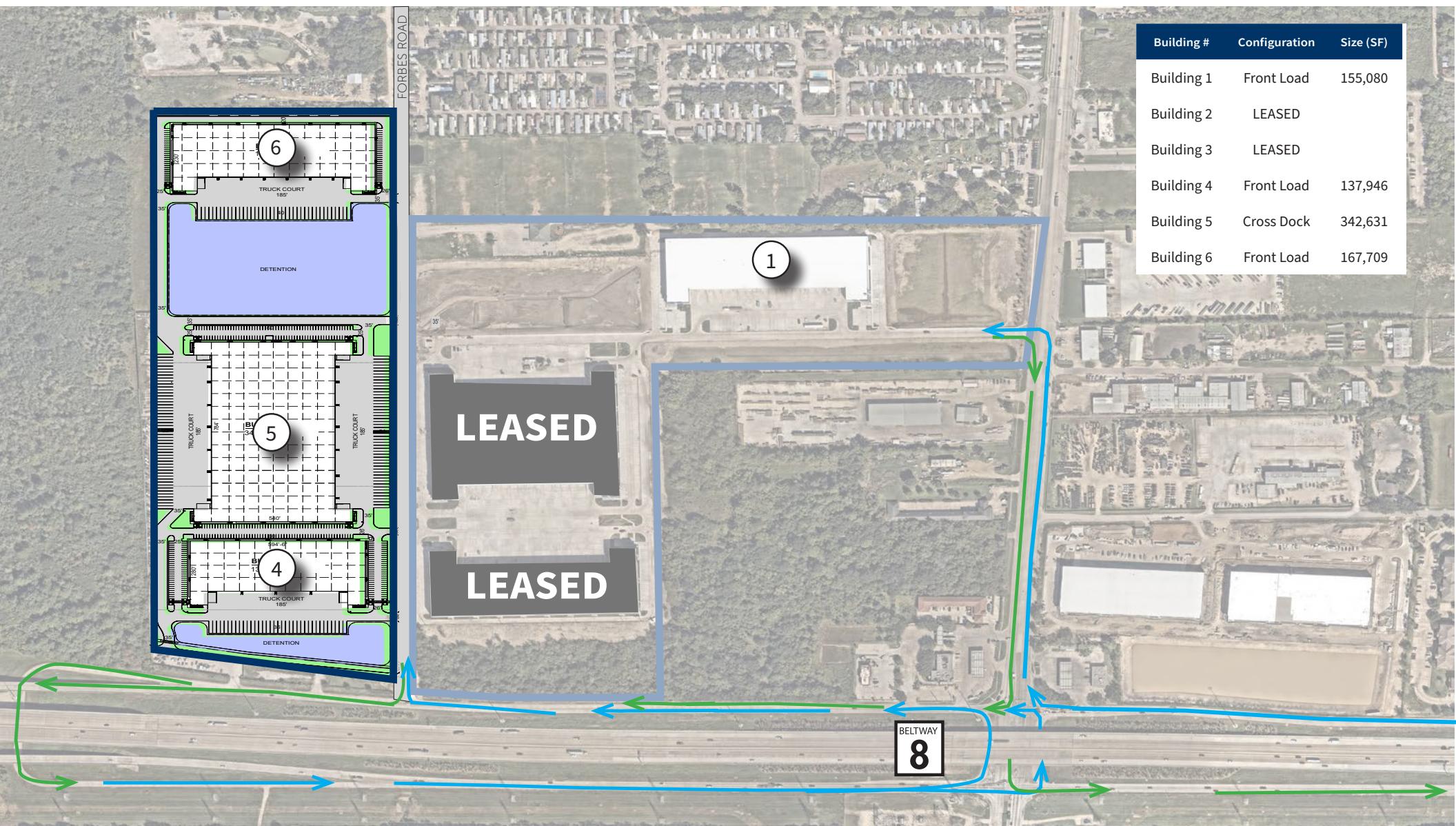


## BUILDING FEATURES

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')		

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# BELTWAY 35 BUSINESS PARK OVERVIEW



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# 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



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